

\$1,699,900 - 8 Sterling Springs Crescent, Rural Rocky View County

MLS® #A2111686

\$1,699,900

4 Bedroom, 5.00 Bathroom, 3,357 sqft
Residential on 2.66 Acres

Sterling Springs, Rural Rocky View County,
Alberta

Welcome to Sterling Springs! This home offers over 5300 sft of comfortable and spacious living in the heart of Spring Bank. Priced to allow a family to enter this acreage lifestyle at a reasonable level. Situated on a 2.66 acre heavily treed lot, this home is perfect for all families. Backing on to a ravine and surrounded by wonderful landscaping, this home provides a private setting. This 1 ½ story home is very versatile. With the Primary bed on the main floor, one could easily grow with their family and eventually age in place. Additionally, one could have plenty of space for extended family. Every bedroom has its own bathroom, allowing for independent living for all to enjoy. Enter the custom front door to a large foyer, with the home office immediately to the side. Look through to the rear of the home and the expansive windows, to the Great room which comes with a two-story soaring roofline and a stone fireplace. Off to the left of the great room is a large dining room, that is wrapped in windows. Leading from there, is a huge chef's kitchen spanning the side of the home, featuring a large island and custom-built cabinetry with lots of storage and counter space. Coupled with a large pantry, you have everything you may need to feed a family. You have access to your yard and large deck from the kitchen as well. It doesn't stop there; the Primary



bedroom is on the main floor; it is adjoined by a well-appointed double vanity sink spa like ensuite with its own generous walk-in closet. It is all conveniently accessible from the Great room. Further, the elegant staircase leads to the second floor where you will find a reading loft and two large bedrooms. Each bedroom has a bathroom and plenty of closet space. Tucked into the roofline, this allows for interesting character to these spaces. If that is not enough, how about a fully developed basement featuring an inviting wet bar overlooking a games table and large rec room. Leading to an expansive walk out and covered pressed concrete patio. Ideal for the kids and entertaining. Want to cozy up and watch your favorite movie? Well, your own theatre and projector will provide that for you. Don't want to go to the gym? Well, this home has its own, no excuses! If you need a guest room or an in-law space, this home has an additional bedroom in the basement as well. Coupled with in floor heating, makes this area and very comfortable space. Your approach to the home is, rightly, suited for a large acreage, its long driveway leads to a huge double side drive garage, plus an additional RV heated bay, which can be used for 2 additional cars. It is a car collectors dream space. The Seller is including a quad with snow blade and a yard tractor as well. Plenty of fun while getting your chores done. Do not hesitate to book your private showing now.

Built in 2007

Essential Information

MLS® #	A2111686
Price	\$1,699,900
Sold Price	\$1,725,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,357
Acres	2.66
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	8 Sterling Springs Crescent
Subdivision	Sterling Springs
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3J6

Amenities

Amenities	None
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Side, Oversized, Paved, Quad or More Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Paved, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Silent Floor Joists, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 4th, 2024
Days on Market	2
Zoning	RC-1
HOA Fees	1000.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.