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## 5 Swift Creek Green Rural Rocky View County, Alberta

MLS # A2321364



# \$3,499,000

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,140 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Gravel Driveway, Quad or More Attached		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Walk-In Closet(s)		

**Inclusions:** Spice kitchen appliances: Fridge, gas range, chimney hood fan, dishwasher.

Welcome to this brand-new, never-lived-in luxury estate situated on a premium 2+ acre corner lot in the prestigious Springbank area. Offering over 7,800 sq. ft. of developed living space, this exceptional walkout home features 6 bedrooms, 6.5 bathrooms, and an impressive blend of modern design, quality craftsmanship, and upscale finishes throughout. The main level showcases a grand foyer, formal living and dining rooms, a private office, and an open-concept layout designed for both everyday living and entertaining. The gourmet kitchen is equipped with stunning 2-inch quartz countertops, premium JennAir appliances, and ample cabinetry, while the spacious spice kitchen features KitchenAid appliances for added convenience. The spectacular open-to-above family room is highlighted by soaring 10-foot ceilings and abundant natural light. Hardwood flooring extends throughout the home. A main-floor bedroom with a full ensuite bathroom, along with an additional powder room, completes this level. Step outside to enjoy the covered and open deck featuring a gas fireplace, creating the perfect setting for year-round outdoor entertaining. Your will never run out of space to park your cars as house is equipped with 5 over-size garages. The upper level offers four generously sized bedrooms, each with its own private ensuite bathroom. The luxurious primary retreat features direct access to a private balcony, a spa-inspired 5-piece ensuite with heated floors, and a spacious walk-in closet. A large bonus room with access to an additional upper-level deck provides flexible family living space. The fully developed walkout basement is designed for entertainment and recreation, featuring a dedicated home theatre, wet bar, fitness room, expansive recreation area, an additional bedroom, and a full bathroom. Additional highlights include city water service, natural gas, and a

brand-new septic system. The seller will provide a landscaping credit, offering the opportunity to customize the outdoor space to your preference. A rare opportunity to own a remarkable luxury estate in one of Springbank's most sought-after locations. 3D tour is available.