

\$2,700,000 - 244094 Partridge Place, Rural Rocky View County

MLS® #A2246501

\$2,700,000

6 Bedroom, 5.00 Bathroom, 3,536 sqft
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

ELEGANCE, SPACE AND CONVENIENCE!
DON'T MISS THIS CUSTOM BUILT
6-bedroom, 5-bathroom ESTATE HOME on
1.98 acres just minutes from the city and the
sought-after community of SPRINGBANK.

With more than 5,400 square feet of
DEVELOPED LIVING SPACE, with a FULLY
FINISHED WALKOUT BASEMENT, and a
QUADRUPLE ATTACHED GARAGE with
heated flooring, this home was designed for
exceptional everyday living and unforgettable
entertaining.

At the heart of the home is a true CHEF'S
KITCHEN featuring two VIKING RANGES –
one dual-fuel oven and stove and one gas
oven and stove, an upgraded 600 CFM HOOD
FAN with interlocking and make-up air,
STAINLESS STEEL APPLIANCES, GRANITE
COUNTERTOPS, an oversized island,
abundant REFRESHED CHERRY WOOD
CABINETRY, BUTLERS KITCHEN with
beverage fridge, and a LARGE WALK-IN
PANTRY with a deep freezer. The enormous
FORMAL DINING ROOM offers the perfect
setting for holiday gatherings and celebrations,
while refined architectural details, including
SWEEPING CURVED STAIRCASES
throughout the main level. The main floor is
finished in hardwood and tile, GUEST
BEDROOM WITH ENSUITE, and a huge
mudroom with a tiled DOG WASH STATION
keeps life organized and effortless. UPSTAIRS



are 4 SPACIOUS BEDROOMS and convenient laundry room with sink. The PRIMARY BEDROOM features two walk-in closets, 5 piece ensuite and it's own PRIVATE BALCONY.

Step outside to a LARGE UPPER DECK and a COVERED LOWER PATIO with electrical rough-in for hot tub or sauna that opens to your park-like yard, enhancing indoor-outdoor living and entertaining throughout the seasons.

The fully developed walkout basement with heated flooring is an entertainer's dream, featuring an spacious family room and a FULL BAR complete with a draft beer fridge and tap, plus a second dishwasher and refrigerator. A generous sized office or recreation room, a SIXTH BEDROOM, and an impressive SIX PIECE BATHROOM complete this level, ensuring plenty of space for work, guests, and family. THE WHOLE INTERIOR OF THE HOUSE HAS BEEN FRESHLY PAINTED!

Outdoors, the nearly two-acre lot provides remarkable privacy with distance from neighbors. An irrigation system, large shed, dedicated PLAYGROUND plus a TENNIS / BASKETBALL COURT invites playful activity, while a cedar slide, swing-set, tower, monkey bars, and trampoline offer year-round recreation for kids. The property also includes a water softener, two dishwashers (kitchen and bar), and two refrigerators (kitchen and bar), Weber Genesis Natural Gas BBQ, as well as a deep freezer in the pantry to support your food storage needs. There are 3 schools nearby with school bus service close to the home.

An EXCEPTIONAL PROPERTY offering the best of country-style space with city convenience. DON'T MISS THIS EXCELLENT SPACIOUS FAMILY HOME! ALL HOUSE PLANS AVAILABLE. BOOK YOUR SHOWING TODAY!

Built in 2004

Essential Information

MLS® #	A2246501
Price	\$2,700,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,536
Acres	1.98
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	244094 Partridge Place
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3M2

Amenities

Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground, Tennis Court(s)
Lot Description	Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	94
Zoning	R-1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.