

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

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MLS® #A2246501

**\$2,700,000**

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

NONE, 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  
COUTERTOPS, an oversized island,  
abundant REFRESHED CHERRY WOOD  
CABINERY, 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 | NONE                    |
| 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 | Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Bidet                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Freezer, Wine Refrigerator, Water Softener |
| 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        2  
Zoning                    R-1

**Listing Details**

Listing Office            CIR Realty

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