

# \$12,275,000 - 60037 Township Road 263a, Rural Rocky View County

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MLS® #A2224884

**\$12,275,000**

7 Bedroom, 8.00 Bathroom, 8,765 sqft  
Residential on 117.91 Acres

NONE, Rural Rocky View County, Alberta

Welcome to one of Alberta's most iconic luxury estates – a once-in-a-lifetime offering set atop 110 acres of pristine land with commanding views of Ghost Lake and the surrounding Rocky Mountains. This extraordinary property masterfully blends timeless European-inspired architecture with modern sophistication, setting a new standard for luxury living.

Spanning over 21,000 square feet of total living space, this custom-built residence is a true architectural masterpiece. Designed for both grand entertaining and private retreat, the home features 7 opulent bedrooms, 8 spa-like bathrooms, and an exceptional array of lifestyle amenities. From the moment you arrive via the private winding drive, the estate makes a commanding impression with dramatic rooflines, custom stonework, and symmetrical grandeur.

Inside, every detail has been meticulously curated. A double-height foyer welcomes you with a sweeping staircase, ornate railings, and exceptional hand-finished elements. Oversized formal living and dining rooms offer panoramic vistas of the mountains, while expansive windows flood the interiors with natural light. The chef's kitchen is a dream – complete with commercial-grade appliances, marble surfaces, custom cabinetry, and a spacious butler's pantry, ideal for both intimate family dinners and large-scale events.



Designed for inspired living, the home also includes:

- A private 18-seat theatre
- A two-story wood-paneled library with a fireplace and spiral staircase
- Multiple home offices
- A heated indoor saltwater pool under cathedral ceilings with French doors opening to nature
- Large Wine Cellar

The primary suite is a sanctuary unto itself, with a private fireplace, lounge, walk-out patio, luxurious ensuite, and dual dressing rooms.

Each of the six guest suites offers its own private bathroom, ensuring absolute comfort and privacy for family and guests alike.

Car enthusiasts will appreciate the two triple-car garages, seamlessly integrated into the estate's architecture. Beyond the home, the property offers a basketball court, playground, moated Gazebo and invites exploration with trails, meadows, and panoramic views in every direction.

This estate isn't just a residence – it's a private kingdom, a wellness retreat, and a work of art nestled in one of Alberta's most breathtaking landscapes.

Built in 1995

## Essential Information

MLS® #	A2224884
Price	\$12,275,000
Bedrooms	7
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	8,765
Acres	117.91
Year Built	1995
Type	Residential

Sub-Type	Detached
Style	3 Storey, Acreage with Residence
Status	Active

### Community Information

Address	60037 Township Road 263a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0N5

### Amenities

Parking	Front Drive, Quad or More Attached, Triple Garage Attached, Garage Faces Side
# of Garages	6

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Recreation Facilities
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Double Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Freezer, Garage Control(s), Microwave, Range Hood, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Playground, Private Entrance, Private Yard, Storage, Basketball Court, Tennis Court(s)
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, See Remarks, Treed, Views,

	Gazebo, Native Plants
Roof	Shingle, Concrete
Construction	Stone
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	64
Zoning	A-GEN

### **Listing Details**

Listing Office	ROYAL LEPAGE SOLUTIONS
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