$1,875,000 - 5 Georgian Estates, Rural Rocky View County

MLS® #A2257047

$1,875,000
6 Bedroom, 4.00 Bathroom, 2,550 sqft
Residential on 2.09 Acres

Georgian Estates, Rural Rocky View County, Alberta

We are proud to present this outstanding home that has been professionally updated with quality product throughout and is now really a turn key property. Located in Georgian Estates, just over 2 acres and offering so much privacy and incredible views, NE of Calgary off of Country Hills Blvd and under 4 km to Stoney Trail. This is a west backing walkout bungalow with a newly created basement suite (illegal), that has a triple attached garage and also has a newly renovated separate shop/garage that can be developed into a separate suite by connecting roughed in plumbing and adding a sewer line to the septic system, or continue using as a gym and formal office, great for meeting clients. The main level has 3 bedrooms, 2 1/2 bathrooms, central living room with high beam vaulted ceiling that provides an incredible west facing view. The primary bedroom also has a separate sliding door to the deck. This leads into the dining room and then the updated kitchen with a modern flair and newer appliances, plus a sink with a great view! There is a casual family room off of the kitchen that could also be a casual eating area. Also a large laundry room, and several exits. The separate lower level also has 3 bedrooms, bathroom, large kitchen and dining area, and also a large central living room with walkout access to the backyard. A newer stacker

laundry unit is in the mechanical room, easy access. There is a large gazebo out back, and a huge yard area, nicely maintained. A long list of upgraded product includes: 2023: new 2,000 gallon septic tank, carpet. And in 2024: Triple Pane Windows; Asphalt Shingles, Full Width Deck installed from the footings up; Shop reno'd with a new furnace, an office and open area plus a single bay garage; Concrete Walkway and Front Entry; New Blinds; New Insulated Garage Doors; Exterior Lights; Tile; Kitchen Downstairs; Appliances with 2 fridges, oven, 2 washer/dryers, 2 dishwashers, landscaping, carpet, interior and exterior painting, and driveway maintenance. In 2025: 2 new hot water tanks; reinforced eaves troughs and new downspouts. Lot's of storage in the basement and also a separate storage area in the attached garage. Two furnaces, one for each level. Parking? Definitely not a shortage here. A long paved driveway with a wide area for parking a lot of vehicles. There is also a side RV parking area with a plug in. There is a water co-op with an annual cost of $167 per month. The water station is near the entry to this property. Water is filtered for the approximately dozen homes in this estate area, and quality is checked daily. The pictures are great and offer some idea but this really is a must see home.

Built in 1978

Essential Information

MLS® #	A2257047
Price	$1,875,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,550
Acres	2.09

Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	5 Georgian Estates
Subdivision	Georgian Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0L1

Amenities

Parking	Driveway, Garage Door Opener, Paved, RV Access/Parking, See Remarks, Single Garage Detached, Triple Garage Attached
# of Garages	4

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Skylight(s), Beamed Ceilings
Appliances	Dishwasher, Double Oven, Dryer, Electric Cooktop, Electric Range, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Many Trees, Paved, Private, Rectangular Lot, See Remarks, Views, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding

Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R-CRD

Listing Details

Listing Office	RE/MAX House of Real Estate

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