

\$1,699,000 - 311 Rodeo Ridge, Rural Rocky View County

MLS® #A2268978

\$1,699,000

5 Bedroom, 5.00 Bathroom, 5,298 sqft
Residential on 0.28 Acres

Springbank Links, Rural Rocky View County,
Alberta

OPEN HOUSE: Sun Nov. 9. 1:00 to 3:00. Just
off the western edge of Stoney Trail, on the
golden cusp of

the Foothills with views of Emerald Bay, is a
hidden gem: 311 Rodeo Ridge! A sunny, truly
custom home

featuring over 5,000 sq ft of luxurious living
space on 3 levels.

PRIDE OF OWNERSHIP: With construction
background, this original homeowner utilized
top-tier design,

materials and specifications. Oriented to
capture the neighbour-free views out-back
(Emerald Bay from

the main living area and upper floors AND
out-front, unobstructed views of the beautiful
Springbank

Links Golf Course (but not near golf balls).

ALL UPDATED: Recent renovations over

\$250,000.00: beautiful hardwood floors,

bathroom tile floors,

light fixtures, sundeck, secure outdoor shed,

exterior paint & more! The main floor is

centrally focused

with a spacious, luxury kitchen,

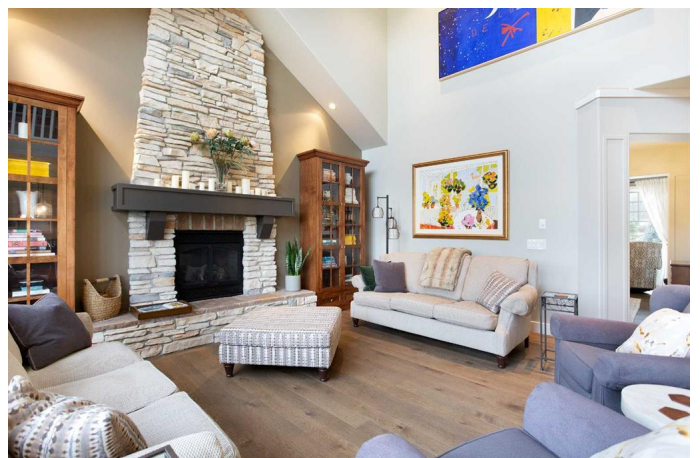
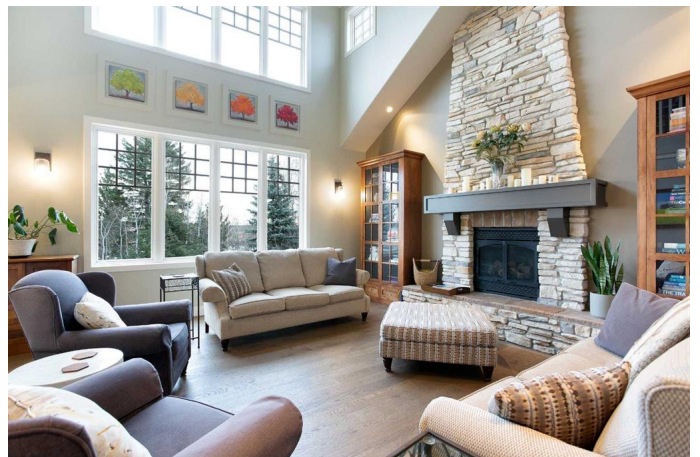
Miele/Sub-Zero appliances, granite counters,
oversized island, abundant

pantry/cupboards, working space for aspiring

chefs. A vaulted, but cozy, living room is

centered around

fireplace with full height stone chimney. A



formal detached dining room for special occasions -- and large entertaining area has hosted many large events. Over 70 windows, so showered in natural light.

SEEK SPACE IN TOGETHERNESS! Upstairs features a deluxe Master Bedroom; spacious ensuite and walk-in closets. Big view bedrooms #2 and #3 both have ensuites. Additional 2 lofts/dens flex-areas.

The airy walk-out level has spacious bedrooms #4 and #5, full bathroom " and outfitted fitness room, large TV room; built-in bar; large games/media room. Private backyard/garden and ravine: nature meets modern living. A 3-car, Reznor heated garage with work bench, shelving, storage, tools and toys!

Extra garden shed and lawnmower included.

EASY TRANSITION: Turn-key ready, mature landscaping, fully built-out community and lovely neighbours

"! just move-in and enjoy! Bus-stop for top-rated Grade 1-12 schools is out front door.

INSPECTION REPORT available, evidencing no deferred maintenance; no renovation costs necessary.

Owners'™ downsizing, so long list of helpful, quality furniture/equipment, reducing transition costs and making relocation less stressy.

Minutes to the mountains -- and Bingham Crossing Shopping (Costco) is now underway. WAY MORE FOR WAY LESS than Harmony/Elbow: This is all true: come see for yourself !

Built in 2004

Essential Information

MLS® #	A2268978
Price	\$1,699,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,298
Acres	0.28
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	311 Rodeo Ridge
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2Z 3G2

Amenities

Amenities	Other
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Dog Run, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	2
Zoning	DC25, DC26

Listing Details

Listing Office	MaxWell Canyon Creek
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