

# \$1,450,000 - 116 Park Drive, Rural Rocky View County

MLS® #A2189924

**\$1,450,000**

5 Bedroom, 5.00 Bathroom, 3,787 sqft

Residential on 0.25 Acres

Cambridge Park, Rural Rocky View County,  
Alberta

This custom built home in Cambridge Park Estates sits on a 1/4 ACRE beautifully landscaped lot backing onto a GREENSPACE with a sunny SOUTH FACING Backyard! Fantastic CURB APPEAL with a massive driveway & 3-CAR GARAGE. This stunning home features 5 Bedrooms & 4 and a half Bathrooms! This home has everything, quality, functionality, custom finishings and plenty of space! The main floor finishings are extraordinary with beautiful hardwood floors adorning much of the main-floor space. The main kitchen and SPICE KITCHEN (butler's pantry) are a chef's dream, with plenty of cabinetry, counter space and storage. The dining area has room to host large sit down gatherings. The casual kitchen eating area has a patio door that open onto a beautiful balcony with marvelous views of endless greenspace the home backs onto. The large and inviting family room on the main floor, has a lovely high ceiling with a coffered ceiling upgrade and a fireplace and built in bookshelves / entertainment center as its centerpiece. The mud room is extra large with a walk in closet with plenty of storage space. The main floor also features a guest 2 piece powder room in addition to a main-floor bedroom (or office) with its own lovely 3-Piece ENSUITE. The large family will love the 4 bedrooms up each with their own WALK IN CLOSETS, a large BONUS ROOM and a large Primary BEDROOM with a large SPA



LIKE 5 PIECE ENSUITE. The upper floor features upgraded carpet and high 9-Ceilings! The lower walk-out level is undeveloped and ready to be developed into additional family space! The backyard features a lovely STAMPED CONCRETE patio, rock garden waterfall, trees & shrubs, and plenty of room for you to enjoy the peace and serenity of this rural estate community! With a large greenspace and pathway at your backyard's doorstep, including a large park area a short distance away, you will feel right at home! This community is within minutes to Calgary, Chestermere, and East Hills, minutes to Downtown Calgary, and provides quick access to Stoney Trail, Highway 1, and McKnight Blvd making it easy to get anywhere in and around the city. Call your favorite realtor to book a showing today!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189924    |
| Price          | \$1,450,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,787       |
| Acres          | 0.25        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 116 Park Drive |
| Subdivision | Cambridge Park |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0A4                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Other  |
| Parking Spaces | 3  |
| Parking        | Additional Parking, Driveway, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Range, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Level, Views, Waterfall |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 102                |
| Zoning         | R-1                |
| HOA Fees       | 100                |
| HOA Fees Freq. | MON                |

**Listing Details**

Listing Office            Rhinorealty

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