

\$2,200,000 - 77 Mountain River Estates, Rural Rocky View County

MLS® #A2222589

\$2,200,000

4 Bedroom, 4.00 Bathroom, 4,159 sqft
Residential on 2.00 Acres

Mountain River Estates, Rural Rocky View County, Alberta

Welcome to Mountain River Estates – an exclusive gated enclave of just 16 estate residences nestled within 289 acres of preserved natural beauty along the Elbow River. Located in the highly sought-after area of south Springbank, this remarkable 2-acre property offers unmatched serenity, privacy, and a lifestyle immersed in nature – all just minutes from Calgary. Set amid mature trees in a private, park-like setting, this walk-out bungalow with a loft was completely renovated in 2004 (new roof in 2020) offers over 6,000 sq ft of refined living space, including four spacious bedrooms. The main level features vaulted ceilings, hardwood floors, custom millwork, and a dramatic floor-to-ceiling stone fireplace in the formal living room, creating a warm and inviting atmosphere. The chef’s kitchen is outfitted with high-end appliances, including a Viking gas range and built-in Sub-Zero refrigerator, along with a large centre island complete with a prep sink and seating. A family room and formal dining area are anchored by a two-way gas fireplace and wet bar, making the space ideal for entertaining. Off the kitchen, a staircase leads to a bright loft library with built-in bookshelves, seamlessly connected to a large media room featuring more custom millwork and a gas fireplace. The spacious primary suite opens onto a sunny south-facing deck, offering



stunning views and abundant natural light. Two additional bedrooms and a full bathroom complete the main floor. The fully finished walk-out basement features in-floor heating and a generous entertainment area, including a billiard room (table included), a wood-burning fireplace, a wet bar, and a wine cellar. A fourth bedroom, full bathroom and fitness room complete this level. Outdoor living is equally impressive. A large upper deck and a walk-out patio below offer perfect spaces for enjoying the quiet and alfresco dining, complete with a built-in BBQ and a massive stone fireplace. Additional highlights include an attached heated double garage and an oversized, detached, heated double garage â€” wired for an EV charger â€” with a versatile upper-level loft ideal for a studio or workshop. The property has Starlink high-speed internet equipment, enabling seamless remote work in a tranquil environment. A 40x70 concrete skating rink featuring full boards and floodlighting. As a resident of Mountain River Estates, youâ€™ll enjoy shared access to 289 acres of pristine land, private trails, a community barn with horse paddocks, a dedicated water treatment facility, and direct access to the Elbow River. All of this is located just 25 minutes from downtown Calgary, 10 minutes from top public and private schools, and 45 minutes from the mountain town of Canmore. Donâ€™t miss your chance to own a truly one-of-a-kind property in this tightly held community. Mountain River Estates isnâ€™t just a place to live â€” itâ€™s a lifestyle

Built in 1973

Essential Information

MLS® #	A2222589
Price	\$2,200,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,159
Acres	2.00
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	77 Mountain River Estates
Subdivision	Mountain River Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3J3

Amenities

Amenities	Playground, Other, Picnic Area
Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Heated Garage, 220 Volt Wiring, Additional Parking, Gated, Garage Faces Side, Paved, RV Access/Parking
# of Garages	5

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Bookcases, Recreation Facilities
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Basement, Family Room, Gas, Living Room, Mantle, Wood Burning, Double Sided, Gas Starter, Loft, Master Bedroom, Other, Outside, Stone

Has Basement	Yes
Basement	Crawl Space, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Built-in Barbecue
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Many Trees, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-CRD
HOA Fees	8000
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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