

# **\$3,695,000 - 31045 Morgans View, Rural Rocky View County**

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MLS® #A2239556

**\$3,695,000**

4 Bedroom, 6.00 Bathroom, 3,113 sqft  
Residential on 2.00 Acres

Morgans Rise, Rural Rocky View County,  
Alberta

Nestled within the prestigious Morgans Rise estate community, this custom built 4 bedroom bungalow by Gallaghers Homes showcases refined craftsmanship with over 6,285 SF of luxurious living space, thoughtfully situated on a meticulously landscaped 2-acre parcel. Hear the gurgling water feature and the bird songs as you contemplate the beauty of the world famous Rocky Mountains. Step inside this luxurious architectural gem to experience premium finishes including site installed 1/4 sawn oak hardwood, cork flooring, glittering Schonbek chandeliers, intricate wainscoting and narrow French passage doors adorned with beveled and leaded glass. The grand foyer with its diamond-patterned limestone and marble tile opens to a sophisticated open-concept living area enhanced by Bermuda and double cornice ceilings. At the heart of the home is a chef's dream kitchen featuring a Wolf 6-burner gas range, wall oven and warming drawer, Subzero fridge and fridge drawers and a Meile dishwasher. There is a spacious island, custom cabinetry, bronzed hardware and a walk-through pantry tucked behind the kitchen. Enjoy casual meals in the sunlit breakfast nook. Have morning coffee on the raised wood deck or cozy up with the gas heater or build a fire in the wood burning fireplace on the 3 season screened porch. A formal dining room with built-in



bookshelves and wet bar makes entertaining a pleasure. The principal bedroom is a serene retreat complete with a sitting area, walk-in closet with a dressing table, and a spa-like 6-piece ensuite featuring a steam shower, soaker tub, towel warmer and double vanity. The main level also includes a den with fireplace, a laundry room and mudroom. The walk-out level is designed for comfort and entertaining. It is anchored by a spacious family room and gas fireplace that opens to the patio. There is a private guest suite with a 4 piece ensuite bath, 2 additional bedrooms, a full and half bath, fitness room, wine cellar, and wet bar, 2 oversized storage rooms, cedar closet and lockers. Other appliances include a Subzero wine fridge, Subzero bar fridge, Sharp microwave drawer, 2 Fisher & Paykel dishwasher drawers, central vacuum system and a front loading Meile front load washer and dryer. Additional features include 4 fireplaces, an elevator, heated 4-car garage, Split faced fieldstone detailing inside and out, central a/c, water softener and purifier, cistern, underground sprinklers and a security system. Recent updates include fresh Farrow and Ball paint, new site installed oak hardwood flooring in the principal bedroom, warm cork flooring in the walk out level bedrooms, new lighting, chandeliers and pot lights, updated electrical wiring, updated Mother Board and hydraulics on the elevator and additional fruit trees/berry plants/perennials. This is more than a home in the country; it's an opportunity for an elevated lifestyle in this exceptional property only minutes from Calgary's West Side.

Built in 2010

**Essential Information**

MLS® #	A2239556
Price	\$3,695,000
Bedrooms	4

Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	3,113
Acres	2.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31045 Morgans View
Subdivision	Morgans Rise
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A5

### Amenities

Amenities	None
Parking	Driveway, Garage Door Opener, Heated Garage, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator, Warming Drawer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Living Room, Wood Burning, Wood Burning Stove,

	Free Standing, Outside
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Garden, Rain Barrel/Cistern(s)
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private, Underground Sprinklers, Waterfall, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	56
Zoning	R-CRD
HOA Fees	1250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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