

\$2,700,000 - 225 Huggard Road, Rural Rocky View County

MLS® #A2217191

\$2,700,000

4 Bedroom, 5.00 Bathroom, 3,757 sqft
Residential on 4.72 Acres

Springbank, Rural Rocky View County, Alberta

The Rare and Exceptional Location of this Luxury Estate Home is the first thing that must be noticed. Sitting on 4.72 acres this Huggard Road home has not only the breathtaking view of the Rocky Mountains, but is located in view of the Springbank School and Hockey arena, Edge School, close to daycare, church, and the community center. You can be in Calgary within minutes, yet live within one of the most private and prestigious communities that can be found. There are also subdivided lands abutting, that are available if you would like even more space. The electric gates swing open to a circular driveway, a triple garage, and a lot just for your visitors to park. The expansive grounds are well cared for with a side walking garden and a copse of trees. This all-brick home has an upgraded roof with rubber tiles, triple pane windows for quiet living, well water with exceptional filtration, and back-up electrical systems. Worry free country living! The traditional portico entry takes you into the expanse of the home. The Foyer leads you into grand living and dining spaces with custom imported hardwood throughout the home. Take in the stunning views on your way to the kitchen and family area. The kitchen is a dream with custom built-ins, chef-calibre kitchen, sub-zero/wolf appliances, exotic granite countertops, huge working/eat-in island, walk-in pantry, porcelain sink, induction countertop stove, dual wall ovens –



ergonomics that planned for cooking and entertaining!Â From the kitchen, step out onto the spacious deck, with lots of room for outdoor barbeques, dining and lounging. The main floor suite is contained with a bathroom, bedroom, kitchenette, living space and separate entrance. It is perfect for guests, or perhaps a nanny. Upstairs there are three more bedrooms including the stunning primary bedroom with horizon views that take your breath away every morning. The ensuite spa and dressing room/closet complete the luxury you should expect living here. And for even more space the lower level is fully finished with enormous living and recreational areas and a bathroom that can be arranged in any way to suit your needs. The lower-level walk out is both discrete and convenient. The mechanicals of the home include: two sump pumps, two high efficiency furnaces, drinking water filtration system, high producing water well and cistern, and of course a well-maintained septic system. There is so much to take in here, so donâ€™t hesitate on this timeless home, book a private viewing with your realtor today.

Built in 1978

Essential Information

MLS® #	A2217191
Price	\$2,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,757
Acres	4.72
Year Built	1978
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	225 Huggard Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2C2

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Insulated, Secured, Tandem, Driveway, Gated, Interlocking Driveway, Outside, Quad or More Detached
# of Garages	4
Waterfront	Pond

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bidet, Crown Molding
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Hot Water
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage, Barbecue
Lot Description	Garden, Landscaped, Level, Native Plants, No Neighbours Behind, Private, Subdivided, Views, Secluded, Yard Drainage, Yard Lights
Roof	Rubber

Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	R-RUR

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.