

\$1,775,000 - 5 Georgian Estates, Rural Rocky View County

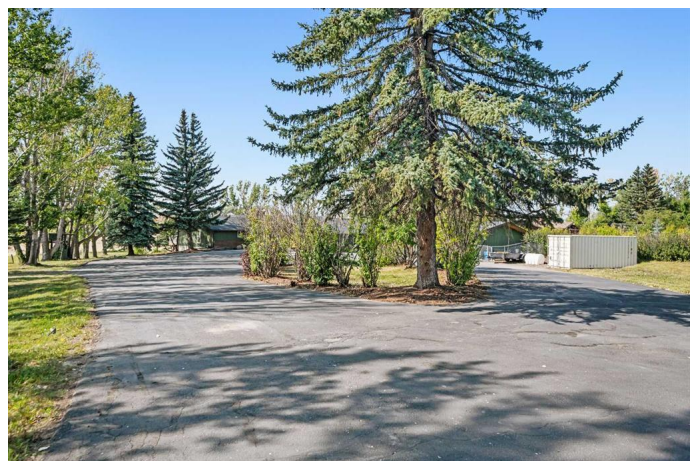
MLS® #A2257047

\$1,775,000

6 Bedroom, 4.00 Bathroom, 2,550 sqft
Residential on 2.09 Acres

Georgian Estates, Rural Rocky View County,
Alberta

We are proud to present this outstanding home that has been professionally updated with quality product throughout and is now really a turn key property. Located in Georgian Estates, just over 2 acres and offering so much privacy and incredible views, NE of Calgary off of Country Hills Blvd and under 4 km to Stoney Trail. This is a west backing walkout bungalow with a newly created 3 Bedroom basement suite (illegal), that has a triple attached garage and also has a newly renovated separate shop/garage that can be developed into a separate suite by connecting roughed in plumbing and adding a sewer line to the septic system, or continue using as a gym and formal office, great for meeting clients. The main level has 3 bedrooms, 2 1/2 bathrooms, central living room with high beam vaulted ceiling that provides an incredible west facing view. The primary bedroom also has a separate sliding door to the deck. This leads into the dining room and then the updated kitchen with a modern flair and newer appliances, plus a sink with a great view! There is a casual family room off of the kitchen that could also be a casual eating area. Also a large laundry room, and several exits. The separate lower level also has 3 bedrooms, bathroom, large kitchen and dining area, and also a large central living room with walkout access to the backyard. A newer stacker



laundry unit is in the mechanical room, easy access. There is a large gazebo out back, and a huge yard area, nicely maintained. A long list of upgraded product includes: 2023: new 2,000 gallon septic tank, carpet. And in 2024: Triple Pane Windows; Asphalt Shingles, Full Width Deck installed from the footings up; Shop reno'd with a new furnace, an office and open area plus a single bay garage; Concrete Walkway and Front Entry; New Blinds; New Insulated Garage Doors; Exterior Lights; Tile; Kitchen Downstairs; Appliances with 2 fridges, oven, 2 washer/dryers, 2 dishwashers, landscaping, carpet, interior and exterior painting, and driveway maintenance. In 2025: 2 new hot water tanks; reinforced eaves troughs and new downspouts. Lot's of storage in the basement and also a separate storage area in the attached garage. Two furnaces, one for each level. Parking? Definitely not a shortage here. A long paved driveway with a wide area for parking a lot of vehicles. There is also a side RV parking area with a 220V plug in. The pictures are great but this really is a must see home. Come take a look!

Built in 1978

Essential Information

MLS® #	A2257047
Price	\$1,775,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,550
Acres	2.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence

Status Active

Community Information

Address 5 Georgian Estates
Subdivision Georgian Estates
City Rural Rocky View County
County Rocky View County
Province Alberta
Postal Code T1Z 0L1

Amenities

Parking Driveway, Garage Door Opener, RV Access/Parking, Triple Garage Attached, Paved, See Remarks, Single Garage Detached
of Garages 4

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Beamed Ceilings, Skylight(s)
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Double Oven, Electric Cooktop, See Remarks
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Wood Burning
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Lighting, Private Yard, Storage, RV Hookup
Lot Description Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, See Remarks, Views, Creek/River/Stream/Pond, Gazebo, Paved
Roof Asphalt Shingle
Construction Brick, Concrete, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed September 15th, 2025

Days on Market	15
Zoning	R-CRD

Listing Details

Listing Office	RE/MAX House of Real Estate
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