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31 Pinnacle Ridge Drive SW
Rural Rocky View County, Alberta

MLS # A2269063



$3,695,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,602 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	5	**Baths:**	5 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversi		
Lot Size:	2.32 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Tree		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Field, Septic Tank
Roof:	Concrete	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

Set within the exclusive enclave of Pinnacle Ridge, this extraordinary estate offers more than 8,400 square feet of refined living space on a 2.32-acre private corner lot, surrounded by immaculate landscaping and breathtaking mountain vistas. Designed with timeless sophistication and modern comfort in mind, this six-bedroom, six-bathroom walkout bungalow captures panoramic views of the Rocky Mountains and the sweeping river valley beyond. Every element of the home reflects meticulous craftsmanship and architectural excellence—creating an inviting retreat only minutes from Stoney Trail, premier schools, fine dining, and every major city convenience. The residence welcomes you with stately curb appeal, intricate stonework, and resort-inspired grounds. At its heart lies a newly constructed pool and cascading waterfall, forming a tranquil centrepiece for outdoor gatherings and relaxation alike. Inside, dramatic vaulted ceilings, custom millwork, ornate columns, and dazzling chandeliers set a tone of elegance throughout. The floor plan offers perfect flow and function, featuring a formal study, elegant dining room, private den with French doors, a wine cellar, and a spacious billiard and entertainment area on the lower level. The chef’s kitchen blends sophistication and practicality with premium appliances, extensive cabinetry, and tile flooring designed for both beauty and ease of care. Multiple fireplaces enhance the home’s warmth and ambiance, creating inviting spaces for family and guests. Each of the bedrooms is generously scaled, with the primary suite offering a private sanctuary complete with a spa-inspired ensuite, an expansive dressing room, and a secluded deck that frames the most spectacular mountain views imaginable. Completing this remarkable estate is a triple attached garage with dedicated

motorhome parking, offering abundant space for vehicles and recreational storage. A rare opportunity to own one of Calgary’s signature residences—where privacy, prestige, and proximity come together in perfect harmony.

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