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# 237 Escarpment Drive
# Rural Rocky View County, Alberta

## MLS # A2322664



# $5,795,000

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|---|---|---|---|
| **Division:** | Springbank | | |
| **Type:** | Residential/House | | |
| **Style:** | 1 and Half Storey, Acreage with Residence | | |
| **Size:** | 4,493 sq.ft. | **Age:** | 1974 (52 yrs old) |
| **Beds:** | 4 | **Baths:** | 4 full / 1 half |
| **Garage:** | Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated G | | |
| **Lot Size:** | 20.01 Acres | | |
| **Lot Feat:** | Gentle Sloping, Landscaped, Many Trees, Views, Wooded | | |

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| **Heating:** | Fireplace(s), Forced Air, Natural Gas | **Water:** | Cistern, Well |
| **Floors:** | Carpet, Tile, Wood | **Sewer:** | Septic Field, Septic Tank |
| **Roof:** | Cedar Shake | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stucco, Wood Frame | **Zoning:** | A-SML |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Sauna, Skylight(s), Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** SNOOKER TABLE AND ACCESSORIES, BBQ, PLAY STRUCTURE, WOOD BINS ON EAST SIDE OF HOME, ALARM SYSTEM COMPONENTS ( NOT MONITORED )

A truly one-of-a-kind 20-acre estate perched atop the ridge on prestigious Escarpment Drive, offering panoramic Rocky Mountain views, exceptional privacy, and limitless potential. The architecturally distinctive 6,600 sq. ft. residence is positioned on the southern 10 acres, surrounded by mature trees, a serene pond, and thoughtfully curated outdoor living spaces designed to capture the spectacular western vistas. Inside, vaulted ceilings and floor-to-ceiling windows fill the home with natural light. The main level features an impressive great room, formal dining room, updated kitchen with premium appliances and butler’s pantry, and a private primary retreat complete with a luxurious ensuite, walk-in closet, sitting room or office, fireplace, and breathtaking mountain views. The walkout lower level offers three spacious bedrooms, a steam shower, sauna, and a welcoming family room anchored by a stone fireplace crafted from rock collected on the property. Upstairs, a lofted family room, hobby room, skylit den, and full bath provide flexible space for family living and guests. A full billiards room with an authentic snooker table completes the home’s exceptional recreational offerings. The fully fenced northern 10 acres present endless possibilities for future enjoyment and investment. Ideally located just 5 minutes from West Calgary amenities and Stoney Trail, 20 minutes from downtown Calgary, and 40 minutes from Banff National Park, this remarkable property offers a rare combination of seclusion, accessibility, and natural beauty. An extraordinary opportunity to acquire one of Southern Alberta’s most unique legacy properties—a setting that cannot be replicated and a lifestyle seldom offered.

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