



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**81 Cullen Creek Estates**  
**Rural Rocky View County, Alberta**

**MLS # A2186918**



**\$2,798,000**

<b>Division:</b>	Cullen Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,942 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Sauna, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Wet Bar

**Inclusions:** Miele Coffee Machine, Lower Level Luxury Wine Fridge

Perched on the edge of the Cullen Creek Valley, this exceptional contemporary residence offers an unparalleled blend of modern luxury and timeless architectural design. With expansive windows framing breathtaking Rocky Mountain vistas, the home is situated on two acres of pristine land at the end of a quiet cul-de-sac in the prestigious Cullen Creek Estates. Boasting over 5,300 square feet of living space, this five-bedroom, 3 1/2-bathroom family home seamlessly integrates new modern amenities with beautiful original architectural features, creating a true reflection of sophistication and comfort. The main floor showcases soaring vaulted ceilings, engineered oak flooring, and two wood-burning fireplaces, adding warmth and character throughout. A beautifully designed "Miele Chef's Kitchen", complete with gold-and-black quartz countertops and custom cabinetry anchors the open-concept living space. The private primary suite offers a serene retreat with scenic views and a spa-like ensuite, while two additional bedrooms complete the main-floor bedroom wing. Upstairs, a versatile loft provides endless possibilities, while the walk-out lower-level features two additional bedrooms, a striking two-sided wood-burning fireplace, a wet bar with a wine cooler, a gigantic storage space, an exercise room, and a sauna. Outside, the property is a private oasis with a rolling organic landscape, 45-year-old trees, and backs onto a magical wildlife corridor. The expansive backyard offers endless potential for a swimming pool, greenhouse, or additional garage. Recent upgrades include a new roof, new windows, furnaces, hot water, and water softening system, new cement board and industrial steel siding, new garage doors, and dual air conditioning units. Perfectly situated in one of Alberta's top school districts, just minutes from shopping,

17 minutes to downtown Calgary and the easy access out to the Rocky Mountains, this home is not only an ideal location but offers a rare combination of natural beauty, modern elegance, and convenience. Don't miss the opportunity to own this extraordinary property in one of Springbank's most sought-after neighborhoods. Schedule your private showing today and experience refined, contemporary living at its finest!