

237 Escarpment Drive
Rural Rocky View County, Alberta

MLS # A2195154

\$5,800,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,468 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	20.01 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Many Trees, Views, Wooded		

Heating:	Fireplace(s), Forced Air	Water:	Cistern, Well
Floors:	Carpet, Tile, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Walk-Out To Grade	LLD:	19-24-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Satellite Internet

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

Inclusions: Snooker table & accessories, Exterior flower pots, bar-b-que, wooden play structure, wood bins on east side of home, alarm system components. (monitoring of alarm will be terminated by current owner prior to possession)

Discover 20 breathtaking acres perched atop the ridge on prestigious Escarpment Drive, along Calgary's sought-after western edge. Boasting uninterrupted, panoramic views of the majestic Rocky Mountains, this legacy estate offers a rare fusion of natural beauty, complete privacy, and remarkable future potential. Offered for the first time by the original owners, the architecturally distinctive residence spans over 6,600 sq ft and is gracefully set on the southern 10 acres. Mature trees, a serene pond, and curated outdoor living spaces surround the home, designed to frame the awe-inspiring mountain views while maintaining total privacy. Thoughtfully updated over the years, the home blends timeless design with modern comfort. Step into the vaulted foyer, where a stunning great room beckons featuring floor-to-ceiling windows that capture the ever-changing views of the Rockies. Terracotta tile and light oak hardwood add warmth and character throughout the main living spaces. Entertain in style in the formal dining room, with a tray ceiling and seating for ten. The sunlit kitchen features premium appliances, a dining area, with floor to ceiling windows, and a generous butler's pantry for seamless hosting. On the north end of the main floor, the owner's retreat offers a serene escape, complete with a spacious primary bedroom oriented for the views, a luxurious 5-piece ensuite, a walk-in closet, and an adjacent sitting room or office with gas fireplace and expansive windows. The walkout lower level is thoughtfully designed for family and guest accommodations, offering three spacious bedrooms including one with an ensuite, a 4-piece bath with steam shower and sauna, and a welcoming family room anchored by a fireplace created with rocks collected from the property. Step outside to a west-facing patio and take in the endless mountain sunsets.

The upper level adds even more versatility with a lofted family room featuring a Spanish-style wood-burning fireplace, a spacious hobby room, a bright skylit den, and a 3-piece bath. A full billiards room with an authentic snooker table completes the home's impressive recreational offerings. The northern 10 acres are fully fenced, open, and offer endless opportunity. Ideally located just 5 minutes from West Calgary amenities and Stoney Trail, 20 minutes from downtown, and 40 minutes to Banff National Park, this property offers the best of both worlds, seclusion and accessibility. It's also positioned near some of Canada's top public and private schools, making it a compelling option for families seeking an elevated lifestyle. Whether you're a visionary developer seeking an investment opportunity unlike any other, or a discerning buyer searching for an extraordinary legacy property to call your own, this estate offers limitless potential. This is more than a home; it's an irreplaceable slice of Alberta's natural beauty.