

# \$1,998,000 - 107 Morgans Close, Rural Rocky View County

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MLS® #A2232257

**\$1,998,000**

3 Bedroom, 4.00 Bathroom, 2,075 sqft  
Residential on 2.03 Acres

Morgans Rise, Rural Rocky View County,  
Alberta

2.03 ACRE LOT | SW EXPOSURE WITH  
MOUNTAIN VIEWS | OVER 4,000 SQ FT OF  
DEVELOPED LIVING SPACE

Welcome to an exceptional offering in Springbank's prestigious Morgans Rise, one of Calgary's most sought-after luxury estate communities. Situated on a sun-drenched 2.03-acre southwest-facing lot, this immaculate walkout bungalow showcases over 4,000 sq ft of thoughtfully designed living space, ultimate privacy, and breathtaking mountain views, all surrounded by natural beauty and open skies.

Inside, you'll be captivated by vaulted ceilings, floor-to-ceiling windows, and beautiful hardwood flooring that enhance the home's spacious and airy feel. At the heart of the home is a chef-inspired kitchen featuring rich wood cabinetry, granite countertops, and seamless flow into the welcoming living room—perfect for entertaining and everyday living. A formal dining room and a flexible front office or bedroom complete the main living space.

The luxurious primary suite offers a tranquil escape with a spa-inspired ensuite that includes heated tile floors, double granite vanities, a jetted tub, and a separate shower.



Downstairs, the fully developed walkout basement is equally impressive, featuring in-floor heating, a wet bar, a large recreation area, home gym, full bathroom, and two generously sized bedrooms that share a beautifully appointed 5-piece Jack & Jill bath.

Additional features include air conditioning, in-floor heat in the ensuite and laundry room, high-efficiency mechanical systems, and a heated, insulated triple car garage with newly finished epoxy flooring—ideal for both function and presentation.

Outside, the professionally landscaped grounds feature a circular front driveway, a second private driveway to the garage, a brick patio, fire pit, and irrigation system. The expansive yard offers plenty of space for outdoor living and endless potential for custom additions.

As part of the Morgans Rise HOA, residents enjoy meticulously maintained common areas, a stunning community entrance, and a signature Christmas light display that adds to the area's charm during the holidays.

This remarkable estate is located just minutes from top-rated private and public schools including Webber Academy and Springbank High School, with convenient access to the local ice arena, Springbank Airport, and major routes into Calgary.

This is not just a home—it's an elevated lifestyle where luxury, nature, and community come together in perfect harmony.

Built in 2008

## **Essential Information**

MLS® #	A2232257
Price	\$1,998,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	2.03
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	107 Morgans Close
Subdivision	Morgans Rise
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A6

### Amenities

Amenities	Other
Utilities	Electricity Paid For, Heating Paid For, Water Paid For, Phone Paid For
Parking	Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached, Driveway
# of Garages	3

### Interior

Interior Features	Bar, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Low Maintenance Landscape, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	24
Zoning	R-1/CRES
HOA Fees	1250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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