

\$2,498,000 - 15 Escarpment Park, Rural Rocky View County

MLS® #A2259987

\$2,498,000

4 Bedroom, 4.00 Bathroom, 2,474 sqft
Residential on 2.00 Acres

Escarpment Estates, Rural Rocky View County, Alberta

OPEN HOUSE Sunday 2-4PM. Introducing the Iconic Mountain View Estate - a landmark residence perched high in a premier Springbank location, embodying the very essence of elevated country living. Positioned gracefully on two pristine acres, this mountain-inspired walkout bungalow commands sweeping, unobstructed vistas of the Rocky Mountains, rolling foothills, and ever-changing prairie skies. From tranquil dawns to fiery alpine sunsets and dramatic summer lightning displays, every moment is framed by nature's grandeur. Blending timeless architecture with authentic natural materials, the home radiates warmth and sophistication. Timber beams, cathedral-style vaulted ceilings, stone, slate, and wide-plank hardwood reflect the surrounding landscape, while wrought-iron details and artistic accents bring character and craftsmanship to every space. Each room is intentionally designed so that every window becomes a picture frame of the mountains set beyond. At the heart of the home, the Great Room creates a lasting impression. Towering timber frames, soaring ceilings, and a dramatic full-height stone fireplace create an atmosphere both grand and inviting. French doors lead to a spacious upper terrace where endless foothill and mountain panoramas inspire gatherings and quiet reflection alike. The chef's kitchen is



equally striking, anchored by a generous island with a curved eating counter, appointed with rich, custom Alder cabinetry, granite counters, and a professional six-burner gas range beneath a hand-crafted copper hood. Designed for both function and beauty, it flows seamlessly into the dining room, which opens onto a private courtyard. Here, an outdoor pergola dining area and lounge centered on a stone-clad fireplace provide an idyllic setting for morning coffee or intimate evening entertaining under the stars. The main level also offers a light-filled private office with French doors, a serene primary suite with spa-inspired finishes, and a well-appointed mudroom and laundry with ample storage. On the walkout lower level, expansive windows and radiant in-floor heating extend the lifestyle year-round. A spacious family/TV room, a custom-built wet bar and games area create space for both relaxation and entertainment. Three additional bedrooms, including one designed as a dual office and gym, are complemented by two full bathrooms. The estate's grounds are equally considered. A circular front driveway, lined with mature trees and landscaped gardens, creates a true sense of arrival. Multiple outdoor living areas encourage year-round enjoyment, while car enthusiasts and hobbyists will appreciate four oversized heated garage spaces - attached and detached - seamlessly integrated with the architectural design. The Iconic Mountain View Estate is far more than a residence - it is a statement of style and sanctuary. A perfect harmony of mountain-inspired architecture, breathtaking natural beauty, and refined country living - it offers privacy, luxury, and inspiration every day.

Built in 2003

Essential Information

MLS® #	A2259987
Price	\$2,498,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,474
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	15 Escarpment Park
Subdivision	Escarpment Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3M7

Amenities

Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Oversized
# of Garages	4

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard, Other, Private Yard
Lot Description	Cul-De-Sac, No Neighbours Behind, Private, Views, Secluded
Roof	Cedar Shake
Construction	Other, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Zoning	R-CRD

Listing Details

Listing Office	Coldwell Banker Mountain Central
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