

# \$2,798,000 - 81 Cullen Creek Estates, Rural Rocky View County

MLS® #A2186918

**\$2,798,000**

5 Bedroom, 4.00 Bathroom, 2,942 sqft  
Residential on 2.02 Acres

Cullen Creek Estates, Rural Rocky View  
County, Alberta

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 ½ -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!

Built in 1981

### Essential Information

MLS® #	A2186918
Price	\$2,798,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,942
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	81 Cullen Creek Estates
Subdivision	Cullen Creek Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3K8

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Storage, Bookcases, Closet Organizers, French Door, Sauna, Track Lighting, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Gas Range, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Brick Facing, Double Sided, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Views, Environmental Reserve, No Neighbours Behind
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	80
Zoning	R-1

## Listing Details

Listing Office            Coldwell Banker Mountain Central

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