

**116 Park Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2230749**



**\$1,399,999**

<b>Division:</b>	Cambridge Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,820 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Environmental Reserven		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Please note there are 2 Dishwashers in the home (1 is located in the spice kitchen which has an electric stove as well and hood fan)

This incredible custom-built home in Cambridge Park Estates sits on a beautifully landscaped  $\frac{1}{4}$  ACRE lot, backing onto tranquil green space with a bright south-facing backyard for all-day sun! With fantastic curb appeal, a massive driveway, and an oversized 3-car garage, this home offers 5 spacious bedrooms and 4.5 bathrooms, designed with a perfect blend of luxury, comfort, and practicality. The main floor stuns with gleaming hardwood floors, a gorgeous chef's kitchen plus a fully-equipped spice kitchen (butler's pantry) with loads of cabinetry and counter space, a formal dining area ideal for large gatherings, and a sunny breakfast nook with patio doors leading to a balcony overlooking the greenspace. The cozy family room is made for relaxing with its coffered ceiling, gas fireplace, and custom built-in shelves/entertainment unit, while the extra-large mudroom includes a walk-in closet for ultimate convenience. A main-floor bedroom with its own lovely 3-piece ensuite adds flexible space for guests or a home office, and there's also a stylish 2-piece powder room. Upstairs, all four bedrooms come with walk-in closets, plus a large bonus room, and a fabulous primary suite with a spa-like 5-piece ensuite. The upper level features upgraded carpet and 9-ft ceilings, adding even more comfort and elegance. The undeveloped walk-out basement offers endless potential to create your perfect space, while the backyard is a private retreat with stamped concrete patio, a rock garden waterfall, trees, shrubs, and plenty of room to enjoy the peaceful surroundings. Step out your back gate to a large greenspace with walking paths and a nearby park. With quick access to Calgary, Chestermere, East Hills, and major routes like Stoney Trail, Hwy 1, and McKnight Blvd, this home offers the perfect balance of estate living and city convenience. Don't miss

your chance to see it - book your private viewing today!