

\$5,900,000 - 237 Escarpment Drive, Rural Rocky View County

MLS® #A2247761

\$5,900,000

4 Bedroom, 5.00 Bathroom, 4,468 sqft
Residential on 20.01 Acres

NONE, Rural Rocky View County, Alberta

Room to breathe, every once in a while, an extremely RARE 20-Acre Ridge top legacy estate with SWEEPING Rocky Mountain Views comes available. Experience an unparalleled blend of natural beauty, privacy, and potential with this exceptional 20-acre property perched high on the ridge along prestigious Escarpment Drive in Lower Springbank. Offering uninterrupted, PANORAMIC views of the majestic Rocky Mountains, from this one owner occupied property. This timeless ARCHITECTURAL masterpiece, spans over 6,600 sq. ft. and is surrounded by mature trees, a tranquil pond and seasonable stream, and thoughtfully designed outdoor living spaces—each perfectly positioned to capture the awe-inspiring views while maintaining complete seclusion. Inside, the vaulted foyer opens to a stunning great room with floor-to-ceiling windows framing the Rockies. Warm terracotta tile and light oak hardwood flow through the main level. The spacious formal dining room, with its elegant tray ceiling, while the SUNLIT updated kitchen features premium appliances, granite counters, a spacious dining area with full-height windows, and a generous butler’s pantry for effortless entertaining. Outstanding owner’s retreat offers a serene escape with a mountain-facing primary bedroom, luxurious 5-piece ensuite, walk-in closet, and



an adjoining office or sitting room with a gas fireplace and expansive windows. The WALKOUT lower level is designed for comfort and hospitality, featuring three large bedrooms (one with ensuite), a 4-piece bath with steam shower and sauna, and a cozy family room with a fireplace built from rocks gathered on the property. French doors lead to a west-facing patio, the perfect spot to watch the sun set behind the mountains. The upper level offers even more flexibility: a lofted family room with a Spanish-style wood-burning fireplace, a bright skylit den, a hobby room, a 3-piece bath, and a full billiards room with an authentic snooker table. This property is TREED, and the private acreage is boundary fenced and brimming with potential and ripe for future development, equestrian pursuits, or simply preserving as untouched natural space. This ideal location is just 5 minutes to Calgary's west side amenities and Stoney Trail, close to downtown, and Rocky Mountains, IRRECPLACEABLE location combines convenience with seclusion. It's also close to some of Canada's top-ranked public and private schools, making it an ideal choice for families seeking a premier lifestyle. Whether you're a visionary looking for a once-in-a-lifetime investment or a discerning buyer seeking an extraordinary private estate, this property offers tons possibilities. This is more than a home—it's a rare OPPORTUNITY to own a piece of Alberta's most breathtaking landscapes and mountain views.

Built in 1974

Essential Information

MLS® #	A2247761
Price	\$5,900,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,468
Acres	20.01
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	237 Escarpment Drive
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3M8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Asphalt, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Stone Counters, Sauna, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Washer, Window Coverings, Built-In Refrigerator, Double Oven, Freezer, Garburator, Induction Cooktop, Warming Drawer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Living Room, Mantle, Stone, Wood Burning, Family Room, Gas Starter, Library, Loft, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Barbecue, Dog Run, Fire Pit
Lot Description	Landscaped, Views, Gentle Sloping, Many Trees, Wooded
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	61
Zoning	A-SML

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.