

\$2,798,000 - 31115 Morgans View, Rural Rocky View County

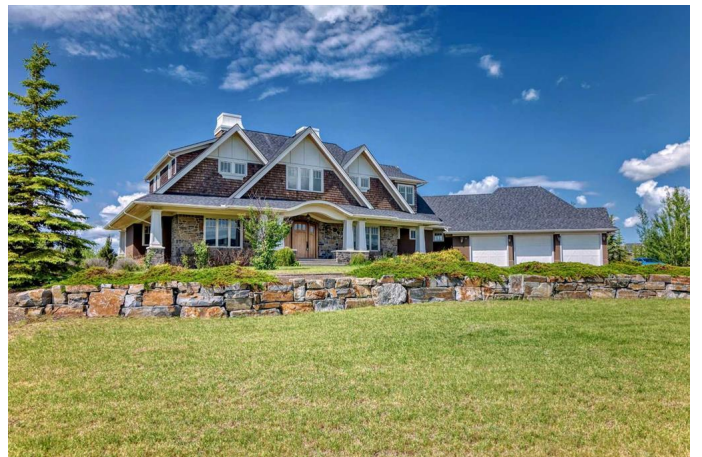
MLS® #A2198900

\$2,798,000

6 Bedroom, 6.00 Bathroom, 5,095 sqft
Residential on 2.40 Acres

Morgans Rise, Rural Rocky View County,
Alberta

Welcome to 31115 Morgans View. 2.4 acres of land and a bowling alley plus a pond within the premises. Easy access Spring Bank Airport for private plane owners or pilot hobbyists and 10 minutes away from Webber Academy. Indulge yourself in luxury with an outdoor hot tub oasis featuring gas assist fireplace with views of the mountains and waterfront all in your back yard. Landscaped beautifully with rock and masonry for summer barbeques and an everyday getaway. Step out onto the terrace walk-out basement with tiered garden greenery. Pull into the quad garage in a home strategically designed to capture the essence of the surroundings beyond comprehension. Live and play in a cohesive layout of rich amenities and highly livable flow. Walk in the grand front door as the magnetism attracts with the utmost allure. Astounding bay windows command the premises with a two storey array of natural light. Make way to the extended deck encompassing the length of the owner's homestead. Floor to ceiling high end luxury finishes and fixtures as expected with an estate of this caliber. Chef's kitchen with butcher block countertop, large cooler, freezer and pantry. Appliances exquisitely built into the millwork with AGA ranges (IYKYK). Equipped with irrigation system, in-floor heating, central vacuum, speakers throughout, security system ready and smart home ready.



Add your personal touch with a cork flooring flex room available to dedicate as a fitness/yoga studio, music room, cinema conversion, shop space, study, craft room, or a show room of your accomplishments and collectables. Entertain in style with a billiards table, poker nook, wet bar, multiple fireplaces, remote actuated hideaway TV, walk-out basement and a private bowling alley. With 8000± square feet of living space, 6 bedroom, 7 bathroom estate sitting on 2.40 acres.

Built in 2008

Essential Information

MLS® #	A2198900
Price	\$2,798,000
Bedrooms	6
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	5,095
Acres	2.40
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	31115 Morgans View
Subdivision	Morgans Rise
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A6

Amenities

Amenities	None
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Parking Quad or More Attached

Interior

Interior Features Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry

Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Water Softener, Window Coverings, Built-In Freezer, Wine Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Barbecue, Courtyard, Garden

Lot Description Front Yard, Landscaped, Creek/River/Stream/Pond, Cul-De-Sac, Treed, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 3rd, 2025

Days on Market 31

Zoning R-1

HOA Fees 1250

HOA Fees Freq. ANN

Listing Details

Listing Office Grand Realty

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