

\$1,980,000 - 31022 Swift Creek Lane, Rural Rocky View County

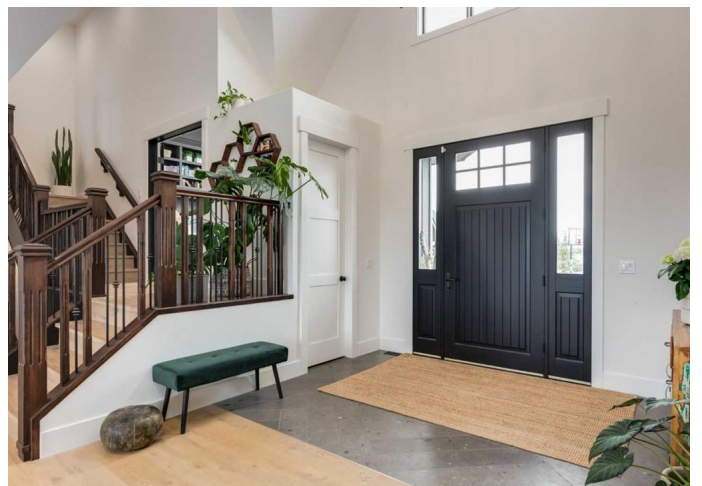
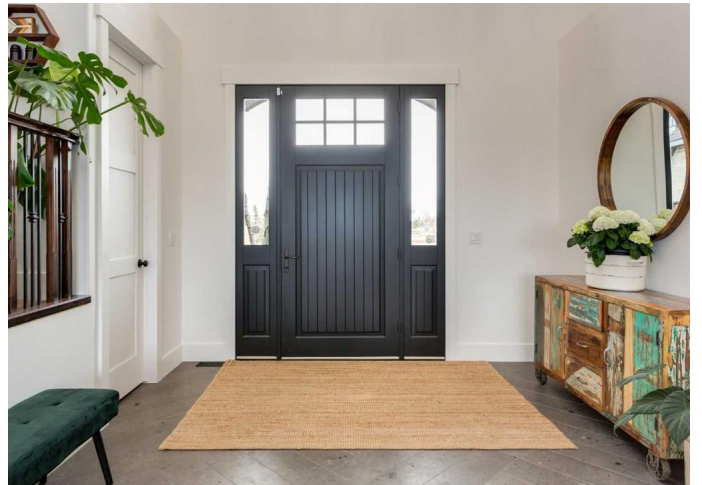
MLS® #A2211060

\$1,980,000

4 Bedroom, 4.00 Bathroom, 4,675 sqft
Residential on 2.06 Acres

N/A, Rural Rocky View County, Alberta

Welcome to this beautifully renovated luxury residence nestled in the prestigious community of Swift Creek Estates in Springbank. Situated on a private 2-acre lot, this stunning 4-bedroom home offers 4,674 square feet of refined living space, seamlessly blending modern upgrades with timeless design. Step inside to a fully renovated main floor featuring new wide-plank hardwood flooring and a freshly painted interior and exterior, creating a bright, airy, and modern atmosphere. The heart of the home is a custom newly renovated Legacy Kitchen, complete with Sub-Zero built-in fridge/freezer, Electrolux built-in gas range and oven, and granite and quartzite countertops, a perfect space for culinary creativity and entertaining. The exceptionally large primary suite impresses with vaulted ceilings, a spa-inspired ensuite, and generous walk-in closet space. A massive mudroom keeps daily life organized, and a large bonus room over the garage provides flexibility for a playroom, games area or could be easily transitioned into a nanny/mother-in-law suite with a bedroom bathroom and staircase. The oversized three-car garage is wired for an electric vehicle and offers epoxy flooring, built-in cabinetry, and a sink with hot and cold taps, ideal for car lovers or workshop needs. Inside, enjoy the comfort of air conditioning, two high-efficiency furnaces, and in-floor basement heating powered by a boiler and



In-Slab Heating System (INSYS).The unfinished basement is a blank canvas, ready for your personal touches, whether thatâ€™s a home theatre, gym, or additional bedrooms. One basement room boasts 14â€™ ceilings, ideal for a golf simulator. Outdoors, embrace the tranquility of acreage living with a huge vegetable garden and ample space to enjoy the serenity and views that define Springbank.This home offers the perfect balance of luxury, functionality, and natural beauty, all just minutes from top schools, golf, and the amenities of Calgaryâ€™s west side.

Built in 2010

Essential Information

MLS® #	A2211060
Price	\$1,980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,675
Acres	2.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	31022 Swift Creek Lane
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0B7

Amenities

Amenities	Trash
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Gas Range, Freezer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Dog Run
Lot Description	Dog Run Fenced In, Landscaped, Level, Garden
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	5
Zoning	RUR4
HOA Fees	1400
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.