

# **\$1,598,000 - 435 Rodeo Ridge, Rural Rocky View County**

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MLS® #A2216507

**\$1,598,000**

5 Bedroom, 3.00 Bathroom, 2,105 sqft  
Residential on 0.28 Acres

Springbank Links, Rural Rocky View County,  
Alberta

OPEN HOUSE On Sunday June 29th 1-3pm.  
Do you LIVE at the golf course? Then you should LIVE at the golf course! Welcome to this immaculately maintained Custom-built Bungalow with Walkout Basement in the quiet community of Rodeo Ridge in Springbank Links, backing onto par 3 hole #5 of Springbank Links golf course and park/green space across the street, the dramatic entrance has captivating views emphasized by the barrel vaulted ceilings with stunning views over the golf course of aptly named Emerald Bay and Calgary's city center and all within 10 minutes to Calgary Olympic Park and convenient shopping/amenities. Rich maple kitchen cabinets built on site with stately granite counters with eating bar and slate flooring, stainless appliances including built in side-by-side Kitchen Aid refrigerator and microwave wall oven, Bosch dishwasher, Thermador gas range, panelled hood fan, beautiful wool Berber carpeting, structured category 5e wiring throughout "suited for home automation and whole home audio. Spacious dining room, large walkthrough pantry, main level laundry, bright breakfast nook, great room with gas fireplace and vaulted ceilings, large primary bedroom with 5-piece ensuite/jetted tub, ample walk in closet, main level bedroom or office, hour glass shaped open riser staircase to bright



walkout lower with 3 additional bedroom or office space, wet bar in recreation/games room, corner gas fireplace, custom built cabinets, massive storage/utility room with new hot water tank (Oct 2024) new furnace motor (Nov2024) new 50 year asphalt shingled roof (Sep2016), entire interior repaint with a designers touch (Mar2025) I will say it again, this home is immaculately lived in and the pride of ownership shows in every quality detail! School bus pick up for the Springbank elementary, middle and high schools ranked top 5% in Alberta over the last 5 years according to Fraser Institute 2024. Plus, close to numerous private schools including Edge. Water and Sewer is Emerald Bay Water Co-op, Rodeo Ridge Condo Association includes garbage, recycling and road snow removal in \$400 annually fee.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216507    |
| Price          | \$1,598,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,105       |
| Acres          | 0.28        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 435 Rodeo Ridge         |
| Subdivision | Springbank Links        |
| City        | Rural Rocky View County |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T3Z3G2            |

### **Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None, Snow Removal, Trash                                                                                                           |
| Parking Spaces | 2                                                                                                                                   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Workshop in Garage |
| # of Garages   | 2                                                                                                                                   |

### **Interior**

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                                                                    |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Window Coverings, Garburator |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Glass Doors, Great Room                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Walk-Out, See Remarks                                                                                                                                            |

### **Exterior**

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Pie Shaped Lot, Private, Secluded, See Remarks, Views, Close to Clubhouse, On Golf Course, Gentle Sloping |
| Roof              | Asphalt                                                                                                                                                                    |
| Construction      | Stone, Stucco                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                            |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 54            |
| Zoning         | DC25          |

### **Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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