

\$1,395,000 - 12 Crocus Ridge Court, Rural Rocky View County

MLS® #A2233114

\$1,395,000

7 Bedroom, 4.00 Bathroom, 2,579 sqft
Residential on 3.39 Acres

Crocus Ridge Estates, Rural Rocky View County, Alberta

Experience the best of both worlds- Peaceful acreage living just 25 minutes from downtown! This fully developed, renovated walkout bungalow offers a thoughtfully designed layout and stunning mountain views. The beautifully landscaped yard features a serene pond, river rock accents, extensive retaining walls, and even a private putting green. The formal entrance leads you to the open concept main floor featuring vaulted ceilings and oversized windows bringing in loads of natural light. The bright kitchen includes a large island with granite counter tops, the spacious breakfast nook, and access to the top deck—a perfect space for entertaining. In the loft area, a large bonus room sits above the garage, offering flexible space for work or play. The oversized double attached garage is insulated and has a gas heater. The walkout lower level is warmed with in-floor heating and includes a large family room, wet bar, an expansive rec room and 3 additional bedrooms. A private side entrance leads to the 3rd bedroom with an attached den and a 4pc ensuite. A great set up for a home business. This property provides families with endless room to play and incredible views. Located just minutes away from schools, golf clubs, and the bow river, this is one property you won't miss. Call for your view today!

Built in 1997



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2233114 |
| Price | \$1,395,000 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,579 |
| Acres | 3.39 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 12 Crocus Ridge Court |
| Subdivision | Crocus Ridge Estates |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 1G7 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Washer/Dryer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 1 |
| Zoning | Country Residential |
| HOA Fees | 137 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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.