



DON'T GAMBLE WITH YOUR HOME.
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9 Swift Creek Green
Rural Rocky View County, Alberta

MLS # A2129346



\$3,999,988

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	8,712 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	6 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	14-24-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

Inclusions: fridge in basement, 2 washers & 2 Dryers, Hot Tub, TV's

Welcome to an Incredible home located in a secluded cul-de-sac in Swift Creek Estates. This spectacular 5 BR, 8 bath home includes total developed space of 13,465 sq ft, indoor parking for 5 cars, with majestic mountain views from every floor, & a professionally landscaped acreage with an abundance of trees and flower beds. Opening the hand-carved double front doors, you'll be immediately awed by the French Provincial architecture that inspired the arched windows & steep pitches, creating uniquely beautiful accents inside & out. Entering you are greeted with soaring two-storey ceilings, a hand-carved staircase straight from a fairy-tale creating the perfect entertaining backdrop. Italian travertine, leathered granite & pink onyx are just a few of the tasteful touches sprinkled throughout the home, complimenting the old-world design. The Great Room truly lives up to the label. Period inspired crown molding & a two-storey 22-foot window frames the mountains perfectly, providing stunning sunset views every evening. Winter days will be spent relaxing alongside the medieval sized fireplace with a herringbone hearth, one of 5 fireplaces throughout the home, each one unique to its own space. The French Chateau inspired Kitchen is elegantly appointed with a carved French hood & hand-glazed cabinetry. Oversized cabinet front Miele Fridge & Freezer with ornate handles stand alongside 2 grand islands each with a cabinet front dishwasher. You have more than enough space to prep any meal & with a Dacor 6 burner gas range & 3 ovens at your disposal, culinary masterpieces await. From rear of the home access an expansive west concrete deck which offers mountain views, spectacular sunsets, another grand space to entertain or relax, the covered deck below ensures that you can entertain through all 4 seasons. The primary suite is fit for royalty,

complete with a private terrace. There is an executive walk-in closet, the luxurious ensuite is a spa lover's dream with a dual head shower & an UltraBain heated massaging whirlpool bath. Through the glass door is an opulent dressing room with an antique-mirrored dressing table. Not one BR shares a wall with another, privacy is always ensured. Each of the 4 additional BR's include an ensuite & a one-of-a-kind, hand-blown Italian light fixture. Thoughtful design provides a LR on all 3 floors. The fully developed walk-out basement was designed with relaxed entertaining in mind. Featuring a billiards room with built-in wet bar & cabinetry open to another recreation room, plus a home theatre, gym, & a yoga studio room. The main bathroom downstairs features an enormous dual-headed shower, a large water closet, a washer & dryer, everything needed to rinse off after relaxing in the 8-person hot tub with an overhead gas heater so you can enjoy a soak no matter the weather. Parking is provided with triple attached & double attached garages on either side of the home, each garage can easily accommodate car lifts allowing for additional indoor parking.