

# \$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 22nd 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), Garburator, Gas Range, Microwave, Oven-Built-In, Refrigerator, Window Coverings
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, See Remarks, Walk-Out

### **Exterior**

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	48
Zoning	DC25

### **Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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