

\$1,360,000 - 116 Park Drive, Rural Rocky View County

MLS® #A2230749

\$1,360,000

5 Bedroom, 5.00 Bathroom, 3,820 sqft

Residential on 0.25 Acres

Cambridge Park, Rural Rocky View County, Alberta

This incredible custom-built home in Cambridge Park Estates sits on a beautifully landscaped ¼ ACRE lot, backing onto tranquil green space with a bright south-facing backyard for all-day sun! With fantastic curb appeal, a massive driveway, and an oversized 3-car garage, this home offers 5 spacious bedrooms and 4.5 bathrooms, designed with a perfect blend of luxury, comfort, and practicality. The main floor stuns with gleaming hardwood floors, a gorgeous chef's kitchen plus a fully-equipped spice kitchen (butler's pantry) with loads of cabinetry and counter space, a formal dining area ideal for large gatherings, and a sunny breakfast nook with patio doors leading to a balcony overlooking the greenspace. The cozy family room is made for relaxing with its coffered ceiling, gas fireplace, and custom built-in shelves/entertainment unit, while the extra-large mudroom includes a walk-in closet for ultimate convenience. A main-floor bedroom with its own lovely 3-piece ensuite adds flexible space for guests or a home office, and there's also a stylish 2-piece powder room. Upstairs, all four bedrooms come with walk-in closets, plus a large bonus room, and a fabulous primary suite with a spa-like 5-piece ensuite. The upper level features upgraded carpet and 9-ft ceilings, adding even more comfort and elegance. The undeveloped walk-out basement offers endless potential to create your perfect space,



while the backyard is a private retreat with stamped concrete patio, a rock garden waterfall, trees, shrubs, and plenty of room to enjoy the peaceful surroundings. Step out your back gate to a large greenspace with walking paths and a nearby park. With quick access to Calgary, Chestermere, East Hills, and major routes like Stoney Trail, Hwy 1, and McKnight Blvd, this home offers the perfect balance of estate living and city convenience. Donâ€™t miss your chance to see it - book your private viewing today!

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230749 |
| Price | \$1,360,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,820 |
| Acres | 0.25 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 116 Park Drive |
| Subdivision | Cambridge Park |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1Z 0A4 |

Amenities

| | |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Additional Parking, Driveway, Triple Garage Attached |
| # of Garages | 3 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Sump Pump(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Double Sided, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped, See Remarks, Views, Environmental Reserve, Fruit Trees/Shrub(s), Waterfront |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 47 |
| Zoning | R-1 |
| HOA Fees | 100 |
| HOA Fees Freq. | MON |

Listing Details

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

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