

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

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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	2
Zoning	Country Residential
HOA Fees	137
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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