

# \$1,750,000 - 5 Georgian Estates, Rural Rocky View County

---

MLS® #A2257047

**\$1,750,000**

6 Bedroom, 4.00 Bathroom, 2,550 sqft  
Residential on 2.09 Acres

Georgian Estates, Rural Rocky View County,  
Alberta

This is an exceptional home that we are proud to present that has outstanding quality product throughout which you can just relax and enjoy for many years to come! Located in Georgian Estates on just over 2 acres and offers you so much privacy and incredible views, NE of Calgary off of Country Hills Blvd and under 4 km to Stoney Trail. This is a west backing walkout bungalow with a newly created 3 Bedroom basement suite (illegal), or use for present or extended family. It has a triple attached garage and also has a newly renovated separate shop/garage that has a new office and gym space, and could also be developed into a separate suite by connecting roughed in plumbing and adding a sewer line to the septic system, with a heated single garage and work bench. The bungalow main level has 3 bedrooms, 2 1/2 bathrooms, central living room with high beam vaulted ceiling that provides an incredible west facing view. The primary bedroom also has a separate sliding door to the deck. This leads into the dining room and then the updated kitchen with a modern flair and newer appliances, plus a sink with a great view! There is a casual family room off of the kitchen that could also be a casual eating area. Also a large laundry room, and several exits. The lower walkout level also has 3 bedrooms, bathroom, large kitchen and dining area, and



also a large central living room with walkout access to the backyard. A newer stacker laundry unit is in the mechanical room, easy access. There is a large gazebo out back, and a huge yard area, nicely maintained. A long list of upgraded product includes: 2023: new 2,000 gallon septic tank, carpet. And in 2024: Triple Pane Windows; Asphalt Shingles, Full Width Deck installed from the footings up; Shop reno'd with a new furnace, an office and open area plus a single bay garage; Concrete Walkway and Front Entry; New Blinds; New Insulated Garage Doors; Exterior Lights; Tile; New Kitchen Downstairs; Appliances with 2 fridges, oven, 2 washer/dryers, 2 dishwashers, landscaping, carpet, interior and exterior painting, and driveway maintenance. In 2025: 2 new hot water tanks; reinforced eaves troughs and new downspouts. Lot's of storage in the basement and also a separate storage area in the attached garage. Two furnaces, one for each level. Parking? Definitely not a shortage here. A long paved driveway with a wide area for parking a lot of shiny vehicles. There is also a side RV parking area with a 220V plug in. The pictures are great but this really is a must see home. Come take a look!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257047    |
| Price          | \$1,750,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,550       |
| Acres          | 2.09        |
| Year Built     | 1978        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5 Georgian Estates      |
| Subdivision | Georgian Estates        |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0L1                 |

### Amenities

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Paved, RV Access/Parking, See Remarks, Single Garage Detached, Triple Garage Attached |
| # of Garages | 4                                                                                                                   |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Skylight(s), Beamed Ceilings                                                                 |
| Appliances        | Dishwasher, Double Oven, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                          |
| Fireplaces        | Wood Burning                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard, Storage, RV Hookup                                                                                             |
| Lot Description   | Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Many Trees, Paved, Private, Rectangular Lot, See Remarks, Views, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                                                                                  |
| Construction      | Brick, Concrete, Wood Frame, Wood Siding                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 48                   |
| Zoning         | R-CRD                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.