

\$5,800,000 - 237 Escarpment Drive, Rural Rocky View County

MLS® #A2195154

\$5,800,000

4 Bedroom, 5.00 Bathroom, 4,468 sqft
Residential on 20.01 Acres

NONE, Rural Rocky View County, Alberta

Discover 20 breathtaking acres perched atop the ridge on prestigious Escarpment Drive, along Calgary's sought-after western edge. Boasting uninterrupted, panoramic views of the majestic Rocky Mountains, this legacy estate offers a rare fusion of natural beauty, complete privacy, and remarkable future potential. Offered for the first time by the original owners, the architecturally distinctive residence spans over 6,600 sq ft and is gracefully set on the southern 10 acres. Mature trees, a serene pond, and curated outdoor living spaces surround the home, designed to frame the awe-inspiring mountain views while maintaining total privacy. Thoughtfully updated over the years, the home blends timeless design with modern comfort. Step into the vaulted foyer, where a stunning great room beckons featuring floor-to-ceiling windows that capture the ever-changing views of the Rockies. Terracotta tile and light oak hardwood add warmth and character throughout the main living spaces. Entertain in style in the formal dining room, with a tray ceiling and seating for ten. The sunlit kitchen features premium appliances, a dining area, with floor to ceiling windows, and a generous butler's pantry for seamless hosting. On the north end of the main floor, the owner's retreat offers a serene escape, complete with a spacious primary bedroom oriented for the views, a luxurious 5-piece



ensuite, a walk-in closet, and an adjacent sitting room or office with gas fireplace and expansive windows. The walkout lower level is thoughtfully designed for family and guest accommodations, offering three spacious bedrooms including one with an ensuite, a 4-piece bath with steam shower and sauna, and a welcoming family room anchored by a fireplace created with rocks collected from the property. Step outside to a west-facing patio and take in the endless mountain sunsets. The upper level adds even more versatility with a lofted family room featuring a Spanish-style wood-burning fireplace, a spacious hobby room, a bright skylit den, and a 3-piece bath. A full billiards room with an authentic snooker table completes the home's impressive recreational offerings. The northern 10 acres are fully fenced, open, and offer endless opportunity. Ideally located just 5 minutes from West Calgary amenities and Stoney Trail, 20 minutes from downtown, and 40 minutes to Banff National Park, this property offers the best of both worlds, seclusion and accessibility. It's also positioned near some of Canada's top public and private schools, making it a compelling option for families seeking an elevated lifestyle. Whether you're a visionary developer seeking an investment opportunity unlike any other, or a discerning buyer searching for an extraordinary legacy property to call your own, this estate offers limitless potential. This is more than a home; it's an irreplaceable slice of Alberta's natural beauty.

Built in 1974

Essential Information

MLS® #	A2195154
Price	\$5,800,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,468
Acres	20.01
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	237 Escarpment Drive
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3M8

Amenities

Utilities	Satellite Internet Available
Parking Spaces	6
Parking	Double Garage Attached, Asphalt, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Pantry, Storage, Walk-In Closet(s), Bookcases, Built-in Features, Chandelier, Stone Counters, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Recessed Lighting, Sauna, Skylight(s), Tray Ceiling(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Double Oven, Garburator, Induction Cooktop, Warming Drawer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Family Room, Gas, Gas Starter, Library, Living Room, Loft, Mantle, Master Bedroom, Stone, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Crawl Space, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, Dog Run, BBQ gas line, Fire Pit
Lot Description	Landscaped, Many Trees, Views, Gentle Sloping, Wooded
Roof	Cedar Shake
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	A-SML

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.