

780-296-5892 sellwiththeresa@gmail.com

## 31 Pinnacle Ridge Drive SW Rural Rocky View County, Alberta

MLS # A2229608



\$4,480,000

D:	Diagonala Diales						
Division:	Pinnacle Ridge						
Type:	Residential/House						
Style:	Acreage with Ro	Acreage with Residence, Bungalow					
Size:	4,602 sq.ft.	Age:	1999 (26 yrs old)				
Beds:	5	Baths:	5 full / 1 half				
Garage:	Garage Door Or	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, O					
Lot Size:	2.32 Acres						
Lot Feat:	Back Yard, Bac	ks on to Park/G	Green Space, Corner Lot, Front Yard, Fruit				
			•				

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for

Sound Inclusions: Free standing safe, refrigerator, mini fridge

31 Pinnacle Ridge Drive SW – Luxurious Living | 6 Bed | 6 Bath | Walkout Bungalow | 2.32 Acres | Corner Lot | Triple Garage w/ Motorhome Parking | Prestigious Community | Prime Location Welcome to 31 Pinnacle Ridge Drive SW—a one-of-a-kind estate offering 8400+ square feet of exquisite living space, situated on a private and beautifully landscaped 2.32-acre corner lot in one of Calgary's most prestigious communities. This 6 bedroom, 6 bathroom walkout bungalow has been masterfully designed to showcase timeless architectural elegance with modern luxury. Perfectly positioned to capture extraordinary, unobstructed views of the Rocky Mountains and the sweeping valley beyond, the home offers complete privacy while remaining just minutes from Stoney Trail, top-rated schools, fine dining, and every major amenity. From the moment you arrive, the home impresses with its grand presence, meticulous stonework, and resort-inspired landscaping. A newly built pool with a cascading waterfall serves as the centrepiece of the outdoor living space—creating a serene oasis for both entertaining and relaxation. Inside, the home features soaring ceilings, ornate moldings, dramatic columns, high end light fixtures including dazzling chandeliers. The thoughtful floor plan offers a room for every occasion, including a den with French doors, a formal study, large wine cellar, an elegant dining room, and a fully developed lower level with a spacious billiard room. Multiple fireplaces add warmth and ambiance throughout, while the gourmet kitchen and easy-care tile flooring strike a perfect balance of function and sophistication. All seven bedrooms are generously appointed, with the primary suite offering a luxurious ensuite bath, an expansive closet/dressing room, and a private deck with jaw-dropping mountain views. Rounding out

Calgary's mos	t sought-after neighbou	rhoods	residence mat com	omes privacy, prestig	ge, and proximity in one o	JI .