

SPRINGBANK FAMILY ESTATE



172 GRANDVIEW WAY
SPRINGBANK, AB
COMMUNITY OF GRANDVIEW ESTATES

DEXTER/CO
LUXURY REAL ESTATE



THE PRESTIGIOUS COMMUNITY OF GRANDVIEW ESTATES

Nestled in the prestigious enclave of Springbank in Rocky View County, Grandview Estates is one of Calgary's most exclusive luxury communities — where privacy, space, and scenery come together in perfect harmony. Each estate home is situated on a sprawling lot of at least one acre, offering residents a rare combination of room to breathe and the elevated comfort of a close-knit, high-end neighborhood.

Just 25 minutes from downtown Calgary and only twelve minutes to Aspen Landing Shopping Centre, Grandview strikes a seamless balance between tranquil country living and city convenience.

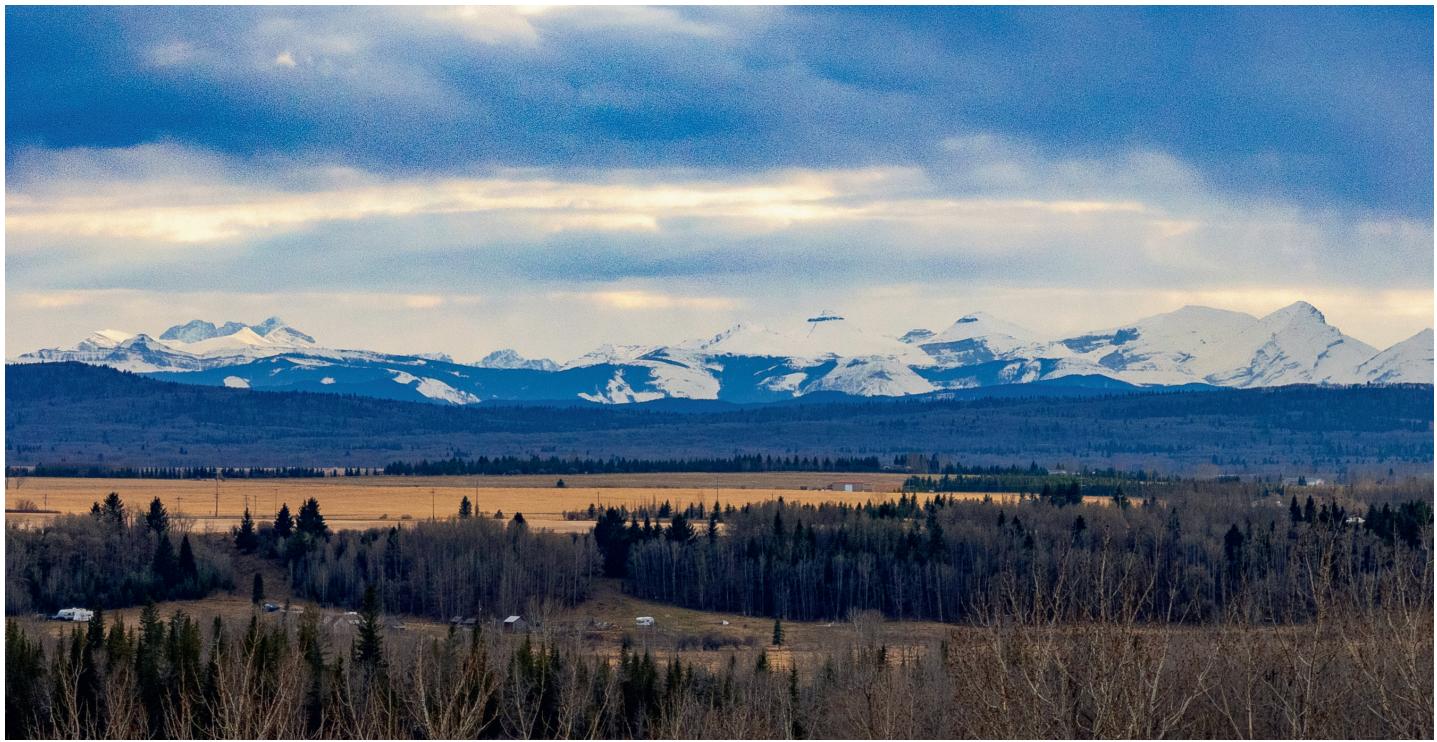
Surrounded by breathtaking views of the Rocky Mountains and a network of scenic walking paths, it's a community built for those who value both natural beauty and refined living.

Families are drawn to Grandview Estates for its proximity to some of the region's most respected schools — including Springbank Middle and High Schools, and premier private institutions like Edge School for Athletes, one of Canada's top hockey academies. For recreation and leisure, world-class amenities are just minutes away, including the Glencoe and Pinebrook Golf & Country Clubs and the renowned Bragg Creek and Brandon equestrian facilities.

Grandview Estates is more than a neighborhood, it's a lifestyle. A peaceful retreat with quick access to everything that matters, this is estate living at its finest.

D E X T E R / C O

LUXURY REAL ESTATE



PROPERTY SPECS

6 BD 5.5 BA 8,684.02 SF

- STUNNING FULL ROCKY MOUNTAIN RANGE VIEWS
- FOUR CAR HEATED GARAGE W/ CEILING HEIGHT FOR CAR LIFTS
- ABUNDANCE OF SOLAR PANELS TO KEEP UTILITY COSTS LOW
- WALK OUT BASEMENT
- CUSTOM INDOOR POOL & HOT TUB

PROPERTY STATS

PROPERTY TYPE	2 STOREY
YEAR BUILT	2014
TOTAL DEVELOPED SF	8,684.02
ABOVE GRADE SF	4,990.74
LOT SIZE	2 ACRES

STUNNING ARCHITECTURAL DETAIL

A showcase of timeless sophistication and sustainable design, the exterior of this custom-built estate commands attention with its elegant stone façade that wraps the structure in texture and warmth. Carefully selected materials—rich stonework, premium siding, and refined trim—create visual depth and architectural harmony.

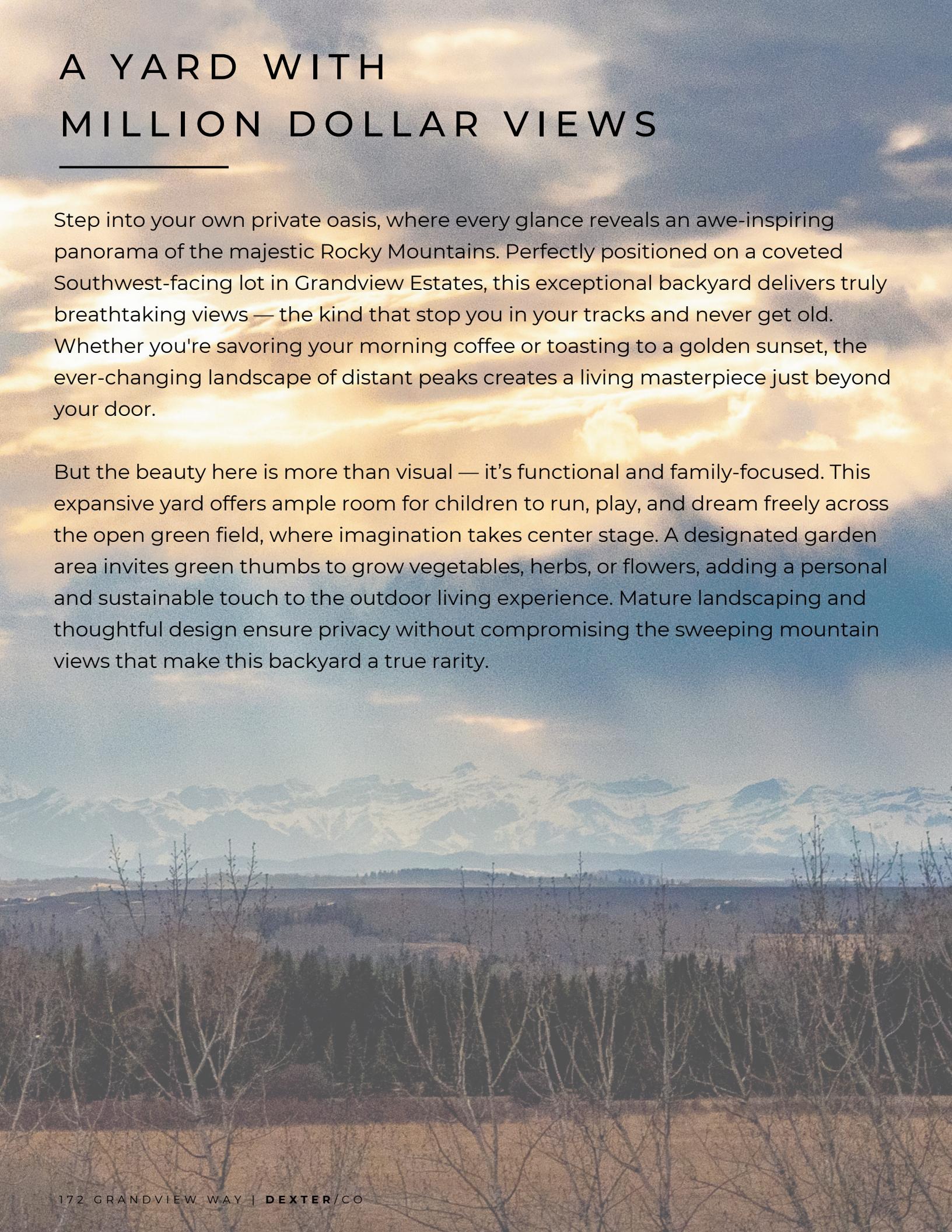
Subtle yet significant, over 40 roof-mounted solar panels are seamlessly integrated into the roofline, offering one of Canada's largest residential solar installations without sacrificing the home's aesthetic appeal.

Strategically placed skylights along the roof add dimension and allow natural light to flow deep into the interior, enhancing both energy efficiency and visual interest. These architectural choices reflect a thoughtful commitment to beauty, sustainability, and enduring quality at every angle.





A YARD WITH MILLION DOLLAR VIEWS



Step into your own private oasis, where every glance reveals an awe-inspiring panorama of the majestic Rocky Mountains. Perfectly positioned on a coveted Southwest-facing lot in Grandview Estates, this exceptional backyard delivers truly breathtaking views — the kind that stop you in your tracks and never get old. Whether you're savoring your morning coffee or toasting to a golden sunset, the ever-changing landscape of distant peaks creates a living masterpiece just beyond your door.

But the beauty here is more than visual — it's functional and family-focused. This expansive yard offers ample room for children to run, play, and dream freely across the open green field, where imagination takes center stage. A designated garden area invites green thumbs to grow vegetables, herbs, or flowers, adding a personal and sustainable touch to the outdoor living experience. Mature landscaping and thoughtful design ensure privacy without compromising the sweeping mountain views that make this backyard a true rarity.





172 GRANDVIEW WAY | DEXTER/CO

YOU HAVE ARRIVED

Step through the front door and into a world where architectural elegance meets everyday grandeur.

A dramatic barrel-vaulted ceiling anchors the main entrance, drawing the eye upward and setting the tone for the impressive scale found throughout the home. Thoughtfully integrated lighting highlights the ceiling's graceful curves, casting a warm glow that adds a sense of quiet sophistication.

Expansive living and dining areas unfold before you, joined by a stunning two-sided fireplace—a true showpiece flanked on either side by exquisite chandeliers that add ambient warmth and a touch of timeless glamour.

Oversized windows frame breathtaking views and bathe the space in natural light, creating an atmosphere that feels both open and intimate.

From the very first step, this home makes an unforgettable impression.





ELEGANT LIVING QUARTERS

Bathed in natural light and perfectly positioned just beyond the front entry, the main living room offers an inviting space to unwind or entertain in refined comfort. At its heart stands a striking two-sided fireplace — a sculptural centrepiece that brings both visual elegance and cozy ambiance. Whether you're sinking into a quiet moment after a long day or welcoming guests into your home, this space effortlessly balances style and serenity. With ample room for custom furnishings and seamless connection to the adjoining dining area, it's a natural gathering point that makes every arrival feel like home.





A MODERN CHEFS KITCHEN

Designed to impress and built to perform, this stunning kitchen is the heart of the home — a space where luxury and functionality blend seamlessly.

Two expansive granite-topped islands define the layout, offering exceptional workspace and casual seating at the integrated eating bar. Whether you're preparing a family meal or hosting a crowd, the kitchen's thoughtful design makes every task effortless.

Outfitted with premium Wolf and Sub-Zero appliances, beverage fridge, and a generous walk-in pantry that includes a secondary fridge or freezer, no detail has been overlooked. Custom cabinetry provides abundant storage while clean lines and quality finishes elevate the entire space.

The sun-drenched breakfast nook, perfectly positioned at the southwest corner of the home, looking onto the deck — creating a natural flow for indoor-outdoor dining and entertaining.

Equally suited to everyday living and hosting in style, this is a kitchen where moments are made and memories begin.





FORMAL DINING ROOM

Anchored beneath the home's signature barrel-vaulted ceiling, the formal dining room exudes quiet sophistication and a sense of occasion.

A refined chandelier draws the eye upward, while the soft glow of the double-sided fireplace adds warmth and ambiance from the adjacent living space. This room's thoughtful placement — just off the kitchen — makes hosting both practical and refined, whether for weeknight dinners or celebratory gatherings.

A broad southwest-facing window invites natural light deep into the space, enhancing its open, graceful feel and framing views that shift beautifully with the seasons.

With generous proportions and architectural presence, this dining room elevates every meal into a memorable experience.





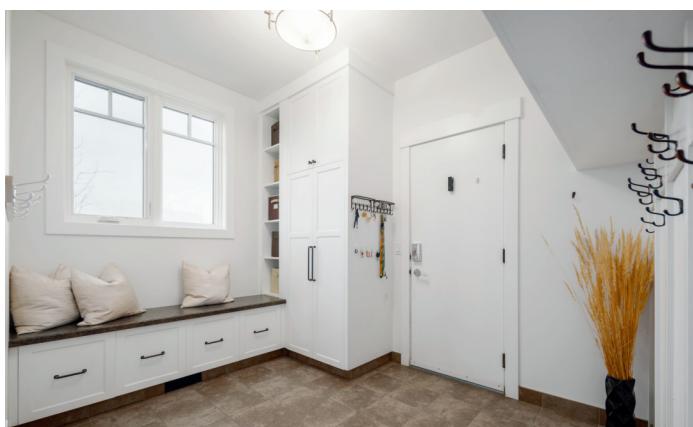
MAIN FLOOR AUXILIARY SPACES

Function meets finesse in the thoughtfully designed auxiliary spaces on the main floor — areas that support daily living with style, comfort, and intention.

The mudroom, accessed directly from the oversized garage, is a hardworking yet beautifully organized entry point, featuring a built-in bench, ample cubby and cabinet storage, and an entire wall of open hooks for everyday coats — ideal for Calgary's winter months. Just steps away, a discreet residential elevator provides seamless access to all levels of the home, including the second floor, lower walkout, and garage, ensuring convenience now and accessibility for years to come.

To the left of the front foyer — or to the right when entering from the garage — sits a dedicated home office that balances utility with elegant design. Wrapped in timeless picture-frame wall moulding and anchored by a charming built-in window seat with concealed storage, it offers a quiet space for focused work, reading, or study. A northeast-facing window fills the room with soft morning light, enhancing the peaceful atmosphere.

Just across the hall, a stylish powder room welcomes guests with a sleek granite-topped vanity and contemporary vessel sink — a perfect reflection of the home's attention to refined detail in every corner.





PRIMARY SUITE OASIS

Tucked away for maximum privacy, the primary suite is a true sanctuary — a serene retreat designed with both luxury and livability in mind.

A four-sided vaulted ceiling gives the space a sense of grandeur, while expansive southwest-facing windows frame breathtaking Rocky Mountain views and flood the room with natural light throughout the day. Step out onto the private balcony to enjoy your morning coffee surrounded by peace and open sky, or unwind fireside as a two-sided fireplace casts its warm glow into both the bedroom and the adjoining ensuite.

The spa-inspired ensuite is a study in refined comfort. Granite-topped dual vanities are thoughtfully separated by a floor-to-ceiling cabinet, offering both symmetry and storage. A freestanding soaking tub sits just beyond the fireplace — a cozy and elegant place to relax — while the large, glass-encased shower delivers a clean, modern aesthetic. Heated ceramic tile flooring adds a layer of comfort underfoot, and a private water closet includes both a toilet and bidet for added luxury.

Through the ensuite, a spacious walk-in closet awaits, complete with built-in shelving and ample room for organization, dressing, and seasonal storage.

Every detail in this primary suite has been carefully considered to create a peaceful, elegant retreat — a space to begin and end each day in total comfort.









LOWER-LEVEL ENTERTAINING

Designed for recreation, relaxation, and unforgettable moments, the walkout lower level of this estate is a fully immersive entertainment experience. The wet bar and glass-enclosed wine room set the tone — the perfect pairing for hosting gatherings or a quiet night in. This space opens into an expansive games area with room for billiards, ping pong, and more, all flooded with natural Southwest light from the large walkout windows.

The custom in-home theatre delivers a cinematic escape, complete with a projector, full surround sound system, tiered seating for optimal views, and even a dedicated snack bar — movie nights have never felt so luxurious.

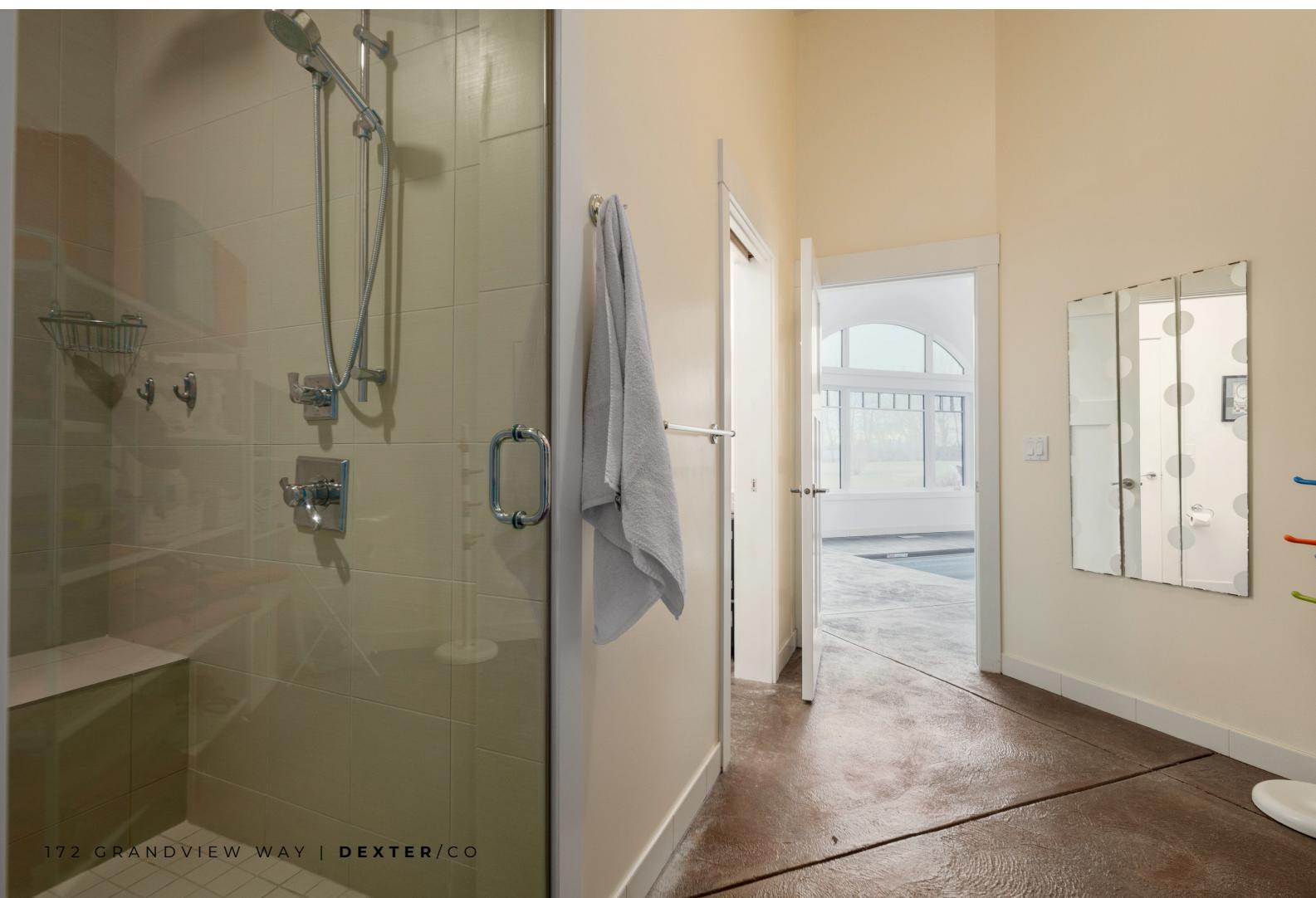
To the right, the showpiece of the lower level reveals itself: a stunning indoor saltwater pool and adjacent hot tub, framed by vaulted ceilings with wiring for sound and skylights that bring the outdoors in. This spa-like space offers year-round enjoyment, whether you're swimming laps, soaking in the hot tub, or simply lounging in the natural light. A dedicated change room connects to a secondary bathroom equipped with a sink, toilet, and urinal for added convenience.

Step through the pool's walkout door and find yourself in a beautifully landscaped outdoor retreat, complete with a firepit area — perfect for winding down after a swim or entertaining guests under the stars.











LOWER-LEVEL BONUS SPACES AND GARAGE

Thoughtfully designed to support the needs of modern, multi-generational living, the lower level offers bonus spaces that combine functionality, privacy, and comfort.

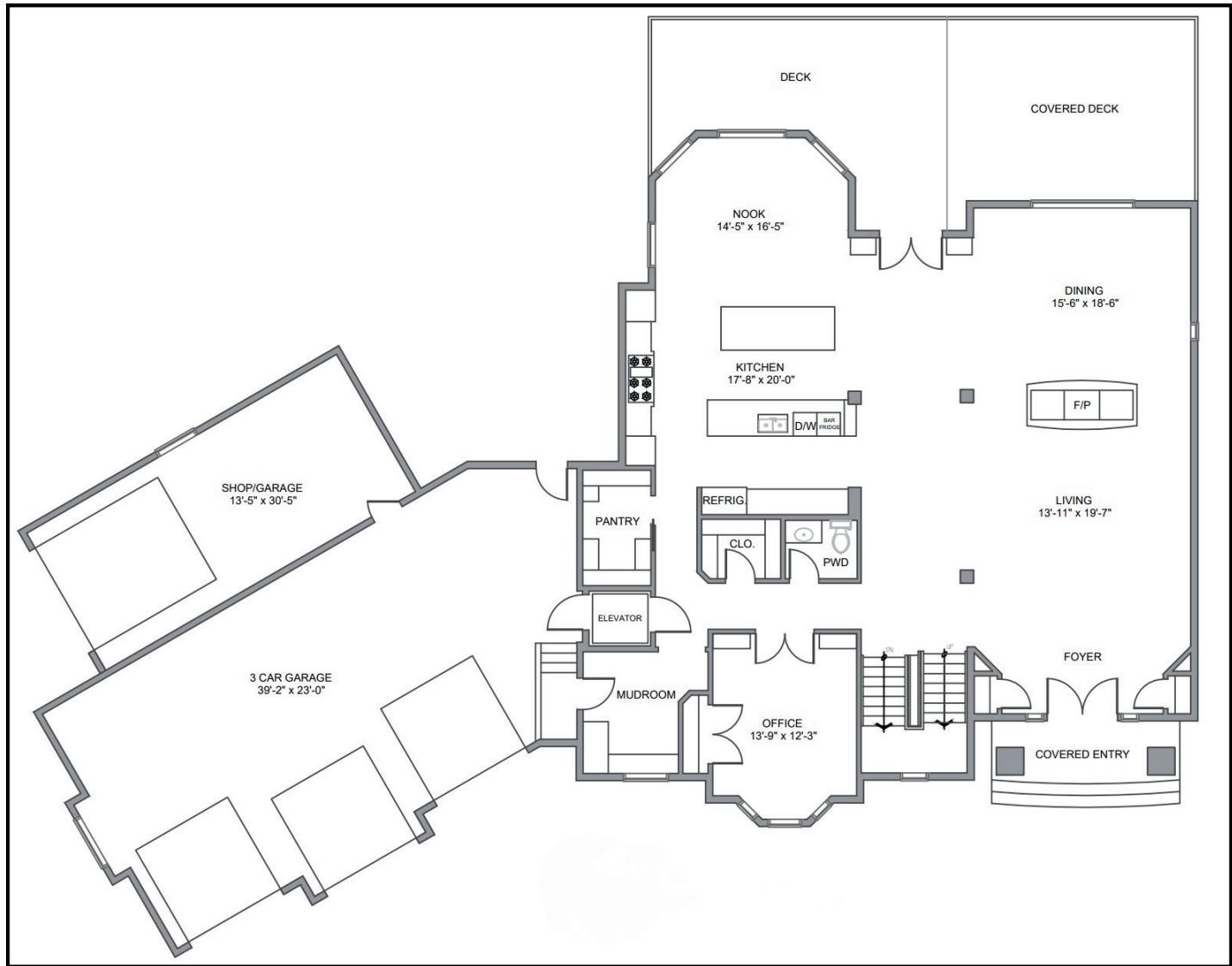
At its heart is a beautifully appointed Jack and Jill bathroom, custom-built for accessibility and ease of use. Featuring a curb-less shower, a wheelchair-friendly vanity, and granite-topped double sinks, this spacious bath sits between two additional bedrooms — an ideal layout for aging family members, long-term guests, or independent teens.

Adding even more convenience is a dedicated lower-level laundry room, allowing residents or guests to enjoy privacy and independence without sacrificing comfort.

Whether you're accommodating extended family or simply need additional space that adapts to your lifestyle, these features make the home as practical as it is luxurious. From thoughtful layout choices to practical luxury, these spaces are designed to adapt and support your family's evolving needs.

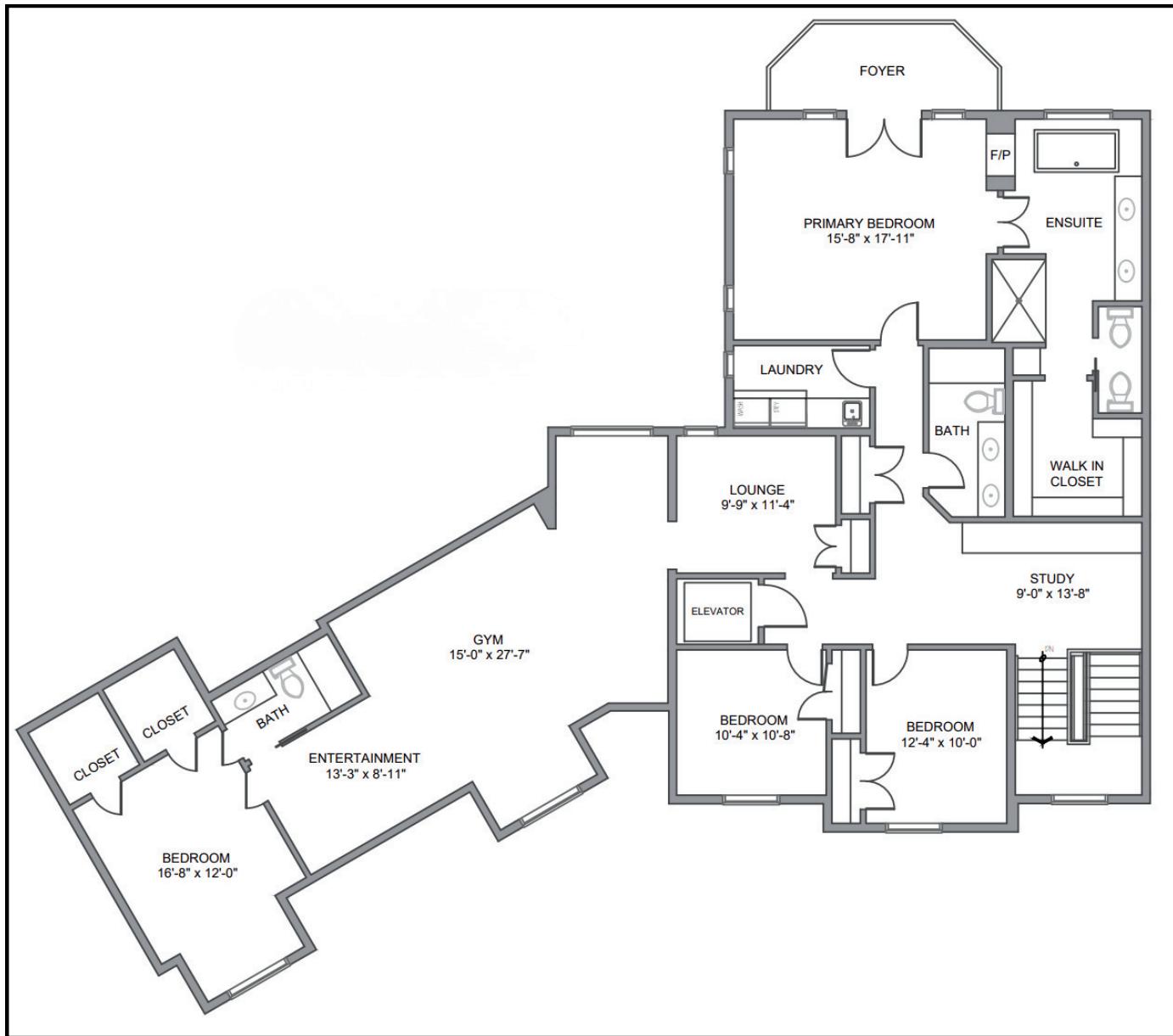


MAIN-LEVEL FLOORPLAN



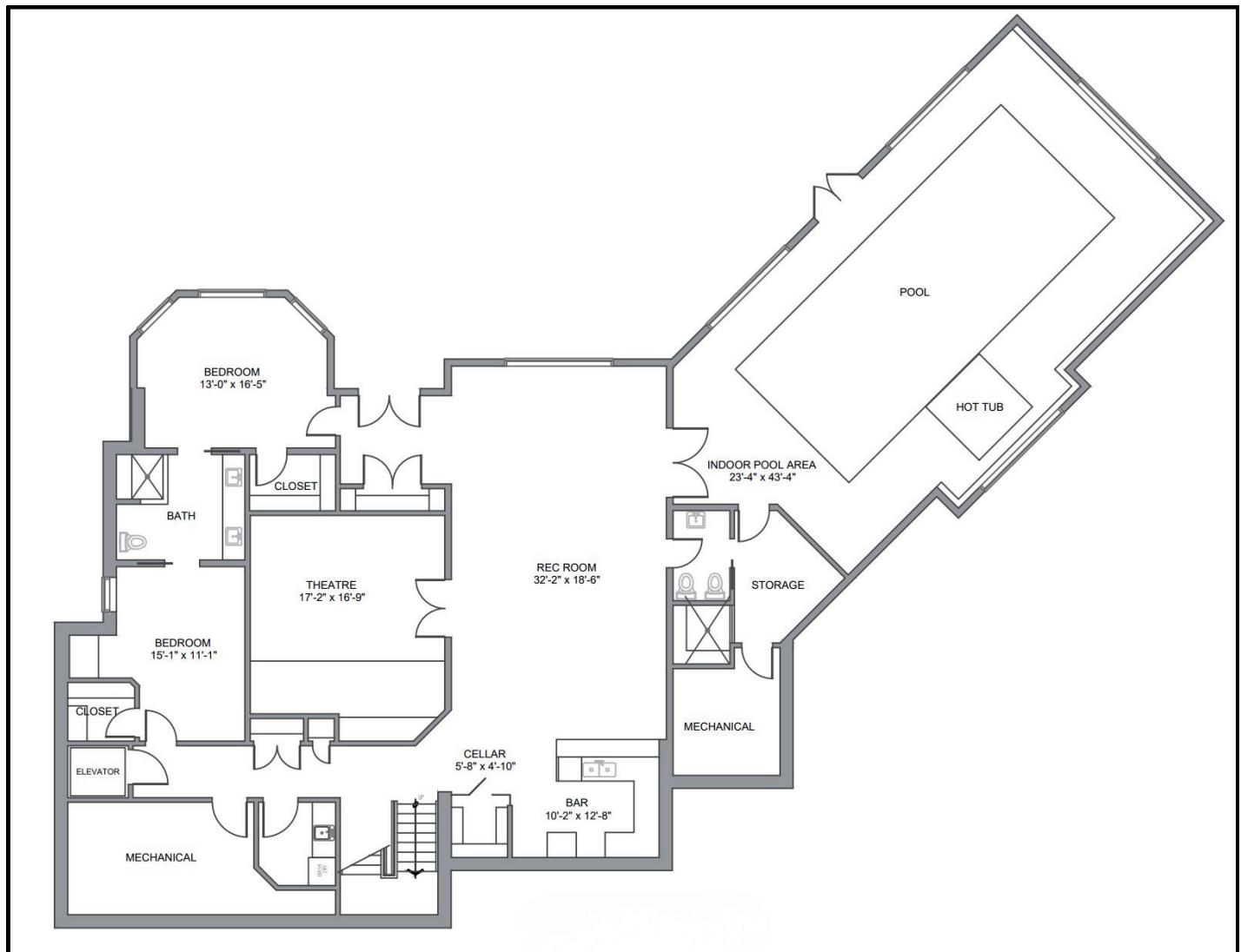
MAIN LEVEL LAYOUT
2506.79 SF

UPPER-LEVEL FLOORPLAN



UPPER-LEVEL LAYOUT
2483.95 SF

LOWER-LEVEL FLOORPLAN



LOWER-LEVEL LAYOUT
3693.28 SF

ADDITIONAL HOME SPECS

- Triple pane windows throughout
- Radiant in-floor heating throughout the lower level and garage
- Outdoor fire pit and gardening area
- Featuring one of the largest residential solar installations in Canada
- Multi-tier media room with surround sound
- Indoor automated pool and hot tub with change room shower and toilets
- Single garage attached to triple
- Wiring for internet and sound zones throughout the home
- Two high efficiency furnaces
- Short drive to schools, shopping center, and Churches
- Instant hot water on demand throughout entire home



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS LTD.

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DESCRIPTION OF PROPERTY

061 1508
plan

Plan 061 15
Block 2 18
Lot(s)

I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my supervision, direction, and control in accordance with standards and

rules for the practice of surveying prescribed by the Alberta Land Surveyors Association. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 65 of the Alberta Land Surveyors Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the property.
2. The improvements are entirely within the boundaries of the

3. Property, except _____; No visible encroachments exist on the Property from any improvements situated on an adjoining property, except _____; and _____.

4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except

5. Title information is based on a title search dated December 13, 2004. S.W.T.

6. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey
131 128 658
December 2024 A.D. 2024 C. of I. No.

7. Boundaries to boundary lines at time of survey.
8. Distances are in metres and decimals thereof.
This document is not valid unless it bears an original
signature or digital signature of an Alberta Land Surveyor

9. Purpose of Report: This Report and attached plan have been prepared for the benefit of the Property owner, subsequent to the original signature of the architect and engineer.

owners and any of their agents for the purpose(s) of a real estate transaction. Copying is permitted only for the benefit of these parties, and only if the plan

remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown

otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries (e.g., for fencing).

because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report

only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development on the property will not be reflected on the Report.

10. This survey was performed on: April 24, 2025.
Property is subject to the following Registrations:
951 239 470, 061 173 096 UTILITY RIGHT OF WAY

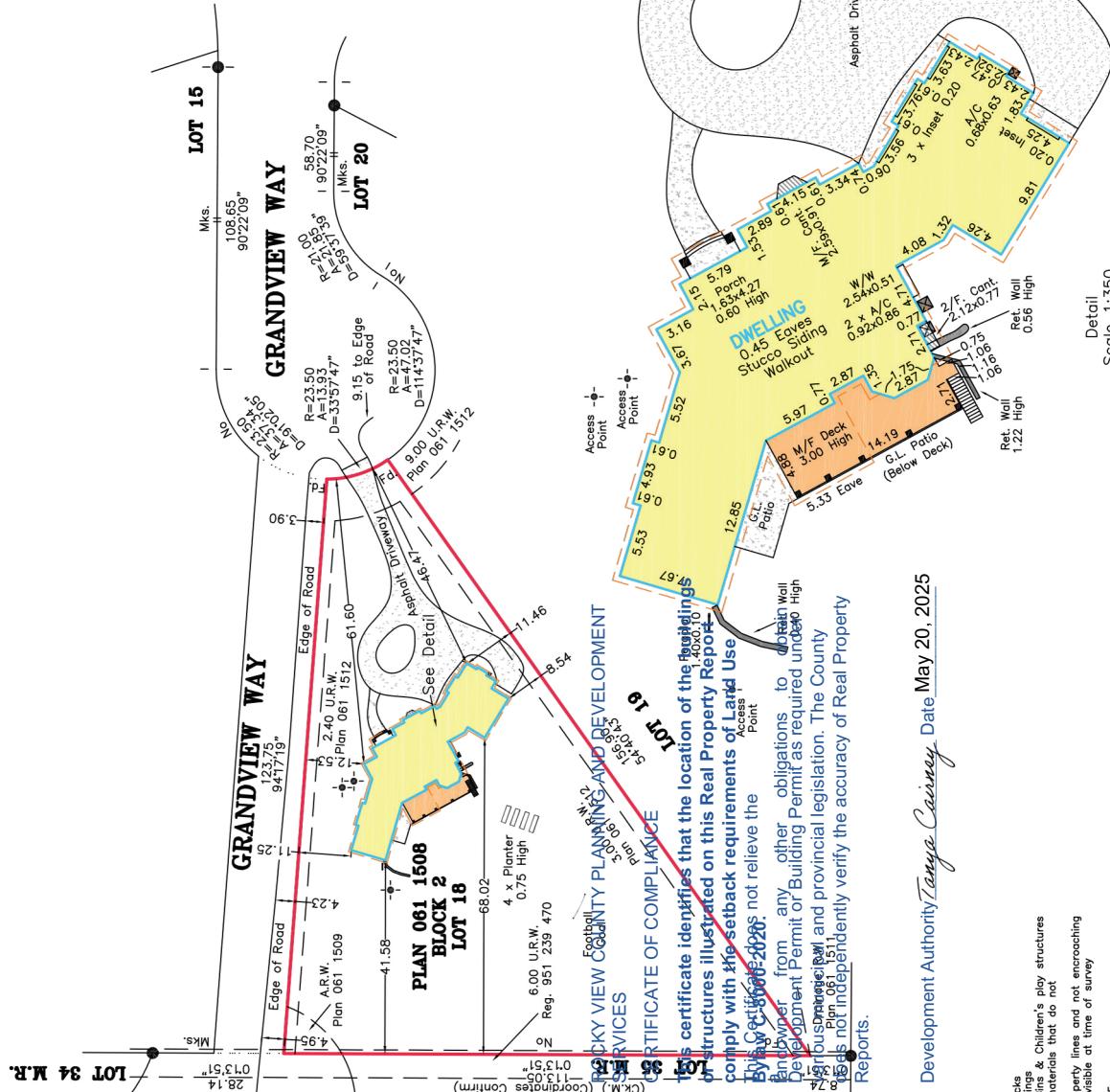
061 173 090, 061 316 178 EASEMENT
061 173 097 CAVEAT
061 173 098 ENCUMBRANCE
061 180 284 RESTRICTIVE COVENANT

DO I AGREE TO THE RESTRICTIVE COVENANT
Dated this 29 day of April A.D. 2025.


B. H. H.

CLIENT FILE DRAWN BY MP
SCALE 1:1.000 AXIOM GEOMATICS FILE 8021

LOT 34 M.R.



LEGEND ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/ APPLY TO THIS PLAN.

On Bar found:

Foundation:

Roofing:

Walls:

Doors:

Windows:

Stairs:

Structures:

Notes:

Other:

Notes:

Notes: <img alt="dash-dot-dot orange

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