

# \$4,480,000 - 31 Pinnacle Ridge Drive Sw, Rural Rocky View County

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MLS® #A2229608

**\$4,480,000**

5 Bedroom, 6.00 Bathroom, 4,602 sqft  
Residential on 2.32 Acres

Pinnacle Ridge, Rural Rocky View County,  
Alberta

31 Pinnacle Ridge Drive SW â€“ 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 SWâ€™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 Calgaryâ€™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  
spaceâ€™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 this exceptional offering is a triple attached garage with dedicated motorhome parking, providing ample space for all your vehicles and recreational needs.

This is a rare opportunity to own a landmark residence that combines privacy, prestige, and proximity in one of Calgary's most sought-after neighbourhoods

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229608    |
| Price          | \$4,480,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 4,602       |
| Acres          | 2.32        |

|            |                                  |
|------------|----------------------------------|
| Year Built | 1999                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 31 Pinnacle Ridge Drive Sw |
| Subdivision | Pinnacle Ridge             |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T3Z 3N7                    |

### Amenities

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Amenities    | Other                                                                                                          |
| Parking      | Garage Door Opener, Insulated, Triple Garage Attached, Garage Faces Front, Heated Garage, Oversized, RV Garage |
| # of Garages | 6                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound, Bar, Bookcases, Chandelier, French Door, Granite Counters, Natural Woodwork, Recreation Facilities, Smart Home, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Disposal                                                                                                                                                                                                                                                                                    |
| Heating           | In Floor, Forced Air, Natural Gas, Fireplace(s), High Efficiency                                                                                                                                                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Private Yard                                                                                                                                                                                               |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Paved, Treed, Views, Backs on to Park/Green Space, No Neighbours Behind, Open Lot, Private, Secluded, Underground Sprinklers, Waterfall, Yard Lights |
| Roof              | Concrete                                                                                                                                                                                                                                    |
| Construction      | Brick, Concrete, Wood Frame                                                                                                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                                                                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 130             |
| Zoning         | R1              |
| HOA Fees       | 1100            |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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