

\$1,185,000 - 43 Palomino Boulevard, Rural Rocky View County

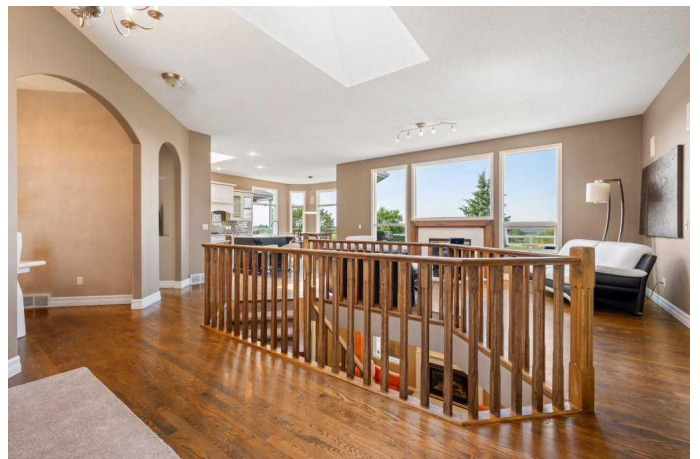
MLS® #A2209346

\$1,185,000

4 Bedroom, 3.00 Bathroom, 1,771 sqft
Residential on 0.29 Acres

Springbank Links, Rural Rocky View County,
Alberta

Wow! Wow! This incomparably located executive bungalow overlooks the 14th fairway of the prestigious Springbank Links Golf course and offers serene views of the Bow River valley along with views of the majestic Rocky Mountains to the west. Exquisitely appointed and meticulously maintained this custom executive bungalow offers a bright open floor plan with 10 foot ceilings, a luxurious chef's kitchen with dual wall ovens, gas countertop stove, built-in drawered microwave and new dishwasher (2024), corner pantry, large central island with entertainment bar, a bright sunny nook overlooking an expansive view deck with natural gas BBQ extension, an expansive great room with central gas fireplace and magnificent views, a large formal dining room, spacious front den and a huge primary bedroom with walk-in closet and elegantly updated 5 pc ensuite. A fully finished walkout level features a large family room with a 2nd gas fireplace, 3 other large bedrooms, one of which could easily be converted to a home gym, studio or entertainment room, another full bath, a massive storage area that boasts a 300 bottle wine cooler (included) and direct access from the garage via an internal stairwell, making moves in and out of the basement a breeze. This one of a kind property is exquisitely landscaped with a



variety of beds and perennials, boast a private front patio, another large patio and a secluded third lower patio with a chiminea firepit perfect for family gathering under the stars. Other features of this incomparable home include an oversized triple attached garage (one bay being tandem), additional parking for at least 3 or 4 more vehicles on the driveway, extensive use of sanded-on-site oak hardwood floors (refinished 2024) on the main, expansive main floor laundry with wash sink and granite counter-tops, dual skylights on the main, oversized windows providing a view from practically every room in the house, 22x12 view deck with glass railings and spiral staircase to lower level (refinished with new glass 2024), wired sound in the principal rooms on the main floor, durable long-life clay tile roof (fully serviced 2024), walkout basement with family room and 2 large bedrooms, an abundance of storage in the lower level and garage, 2nd fridge in basement, zoned in-floor heat system in basement (serviced 2024) built-in vacuum system and attachments, 2 tone-stucco and brick facade, private fenced dog-run, a quiet cul-de-sac location, steps to Springbank Links Golf Course Club house, 25 mins to downtown Calgary and a whisper quiet location that will make you feel like you are in your own private paradise. All poly-b has been removed from the house (2024). This superb executive property is perfect for empty nesters or those with older children, is walking distance to the Bow River and offers close proximity to a premier private sports school and highly rated Rocky View public schools (K-12) with convenient school bus service.

Built in 2001

Essential Information

MLS® #

A2209346

Price	\$1,185,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.29
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	43 Palomino Boulevard
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1B9

Amenities

Amenities	Other, Park, Snow Removal
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Electric Range, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Street Lighting, Creek/River/Stream/Pond, Dog Run Fenced In, On Golf Course
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	7
Zoning	DC25, DC26

Listing Details

Listing Office	RE/MAX First
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