

\$2,798,000 - 81 Cullen Creek Estates, Rural Rocky View County

MLS® #A2258458

\$2,798,000

5 Bedroom, 4.00 Bathroom, 2,605 sqft
Residential on 2.02 Acres

Cullen Creek Estates, Rural Rocky View County, Alberta

Perched on the edge of the Cullen Creek Valley, this exceptional contemporary residence offers an unparalleled blend of modern luxury and timeless architectural design. With expansive windows framing breathtaking Rocky Mountain vistas, the home is situated on two acres of pristine land at the end of a quiet cul-de-sac in the prestigious Cullen Creek Estates. Boasting over 5,300 square feet of living space, this five-bedroom, 3 ½ -bathroom family home seamlessly integrates new modern amenities with beautiful original architectural features, creating a true reflection of sophistication and comfort. The main floor showcases soaring vaulted ceilings, engineered oak flooring, and two wood-burning fireplaces, adding warmth and character throughout. A beautifully designed Miele Chef's Kitchen, complete with gold-and-black quartz countertops and custom cabinetry anchors the open-concept living space. The private primary suite offers a serene retreat with scenic views and a spa-like ensuite, while two additional bedrooms complete the main-floor bedroom wing. Upstairs, a versatile loft provides endless possibilities, while the walk-out lower-level features two additional bedrooms, a striking two-sided wood-burning fireplace, a wet bar with a wine cooler, a gigantic storage space, an exercise room, and



a sauna. Outside, the property is a private oasis with a rolling organic landscape, 45-year-old trees, and backs onto a magical wildlife corridor. The expansive backyard offers endless potential for a swimming pool, greenhouse, or additional garage. Recent upgrades include a new roof, new windows, furnaces, hot water, and water softening system, new cement board and industrial steel siding, new garage doors, and dual air conditioning units. Perfectly situated in one of Alberta’s top school districts, just minutes from shopping, 17 minutes to downtown Calgary and the easy access out to the Rocky Mountains, this home is not only an ideal location but offers a rare combination of natural beauty, modern elegance, and convenience. Don’t miss the opportunity to own this extraordinary property in one of Springbank’s most sought-after neighborhoods. Schedule your private showing today and experience refined, contemporary living at its finest!

Built in 1981

Essential Information

MLS® #	A2258458
Price	\$2,798,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,605
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	81 Cullen Creek Estates
Subdivision	Cullen Creek Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3K8

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar, Sauna, Track Lighting
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning, Basement, Double Sided
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Views, Environmental Reserve
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	48
Zoning	R-1

Listing Details

Listing Office Coldwell Banker Mountain Central

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.