

# \$2,499,900 - 10 Devonian Ridge Place, Rural Rocky View County

---

MLS® #A2237495

**\$2,499,900**

5 Bedroom, 4.00 Bathroom, 2,390 sqft  
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

Experience luxury redefined in one of Springbank's most prestigious new communities—Devonian Ridge Estates.

Set on 2 acres and located just 20 minutes from downtown Calgary, 30 minutes to the mountains, and across the street from Springbank Links Golf Course, this custom-built estate delivers a rare blend of serenity, sophistication, and convenience.

Enjoy quick access to Springbank Airport (5 minutes away) and the upcoming Bingham Crossing lifestyle centre, which will feature boutique shopping, dining, wellness services, and a new Costco—everything you need, moments from your door.

This architectural showpiece offers over 5,500 sq ft of elevated living across three levels, with 5 outdoor living spaces and panoramic views from every window. Designed as a fully integrated smart home, it features whole-home surround sound, two high-efficiency furnaces, two air conditioners, and epoxy flooring with in-floor heating rough-ins in the walkout basement.

The interior stuns from the start—with vaulted ceilings, an 18 ft wall of windows, and a 3-storey fireplace anchoring the grand living room. The gourmet kitchen and formal dining



room flow seamlessly to an expansive deck that overlooks 4 cascading waterfalls and your private, manicured estate—perfect for unforgettable gatherings or tranquil evenings at home.

The main-floor primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite, custom walk-in closet, private patio, and in-suite laundry for the ultimate convenience. A second laundry area downstairs adds functionality for families or guests.

Upstairs, a 1,300 sq ft rooftop patio offers jaw-dropping views of the city skyline, COP, the river valley, and Springbank Links Golf Course—a rare vantage point ideal for sophisticated entertaining or quiet moments under the stars.

The walkout basement is built for lifestyle, with a games area, wet bar, gym, cozy fireplace lounge, three spacious bedrooms, a flexible, soundproofed media room (or 5th bedroom), gym area and a heated 5-car garage ready for your collection.

As a resident of Devonian Ridge Estates, you™ enjoy a private community space with a pond, beach, gazebo, putting green, and a pathway leading to the Bearspaw Reservoir and a peaceful swimming inlet, all set against over 100 acres of protected parkland.

This is more than a home—it™s a lifestyle. Where luxury, location, and nature meet. Welcome to Springbank™s most exclusive escape—10 Devonian Ridge Place.

Built in 1971

## **Essential Information**

MLS® #	A2237495
Price	\$2,499,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	1.98
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	10 Devonian Ridge Place
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1E2

### Amenities

Amenities	Beach Access, Gazebo, Golf Course, Other, Picnic Area, Park
Utilities	Cable at Lot Line, Electricity at Lot Line, High Speed Internet Available, Natural Gas at Lot Line, Phone At Lot Line, Sewer Connected
Parking Spaces	5
Parking	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking, 220 Volt Wiring, Driveway, See Remarks
# of Garages	5
Waterfront	Beach Access, Pond, River Access, See Remarks, Stream

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar, Chandelier, Dry Bar, See Remarks, Separate Entrance, Vaulted Ceiling(s), Wired for Data, Wired for Sound
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator, Built-In Gas Range, Gas Range, Gas Water Heater, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s), High Efficiency, Hot Water, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room, Great Room, Masonry, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Barbecue, Garden, Outdoor Kitchen, Other, Uncovered Courtyard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Secluded, Treed, Views, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, Gazebo, Meadow, Other, Private, See Remarks, Waterfall
Roof	Asphalt Shingle, Flat, Flat Torch Membrane, Membrane, Other
Construction	Stucco, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	80
Zoning	Country Residential

## Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.