

Welcome Home To

112 SOLACE RIDGE PLACE



FOR SALE

Chris Zaharko
874-0424
www.zaharko.com

ROYAL LEPAGE

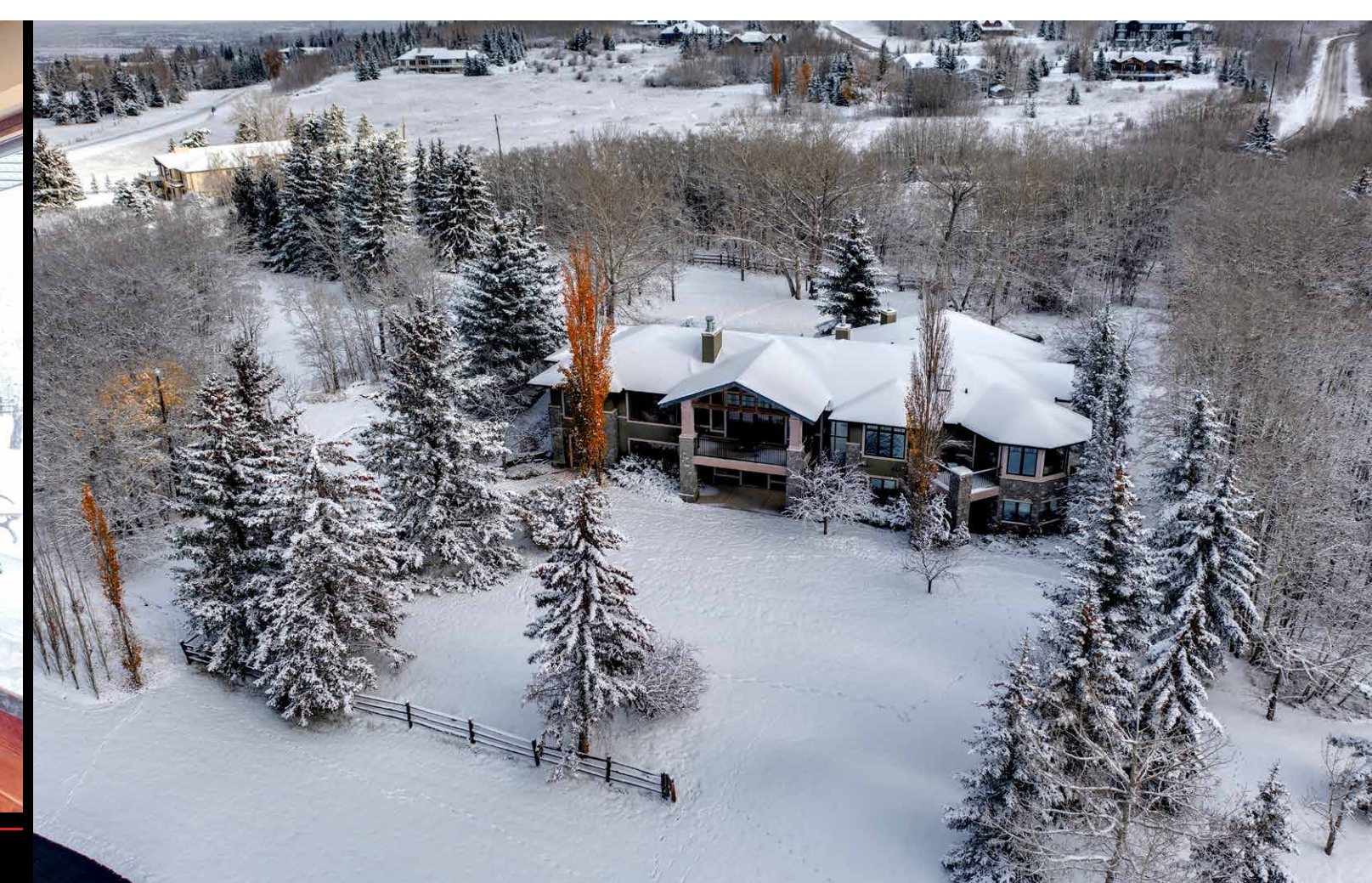
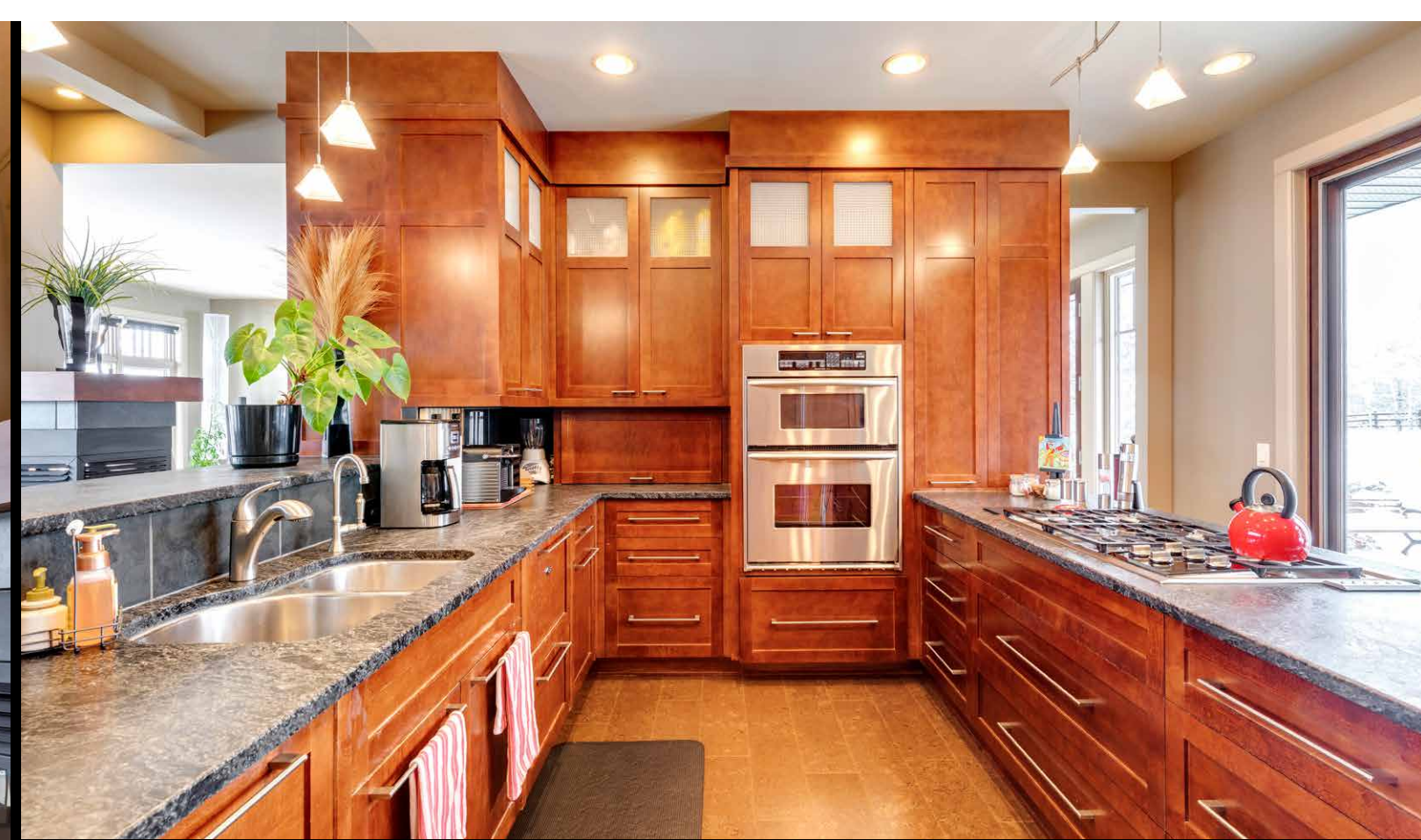
Chris Zaharko
Associate

ROYAL LEPAGE
BENCHMARK

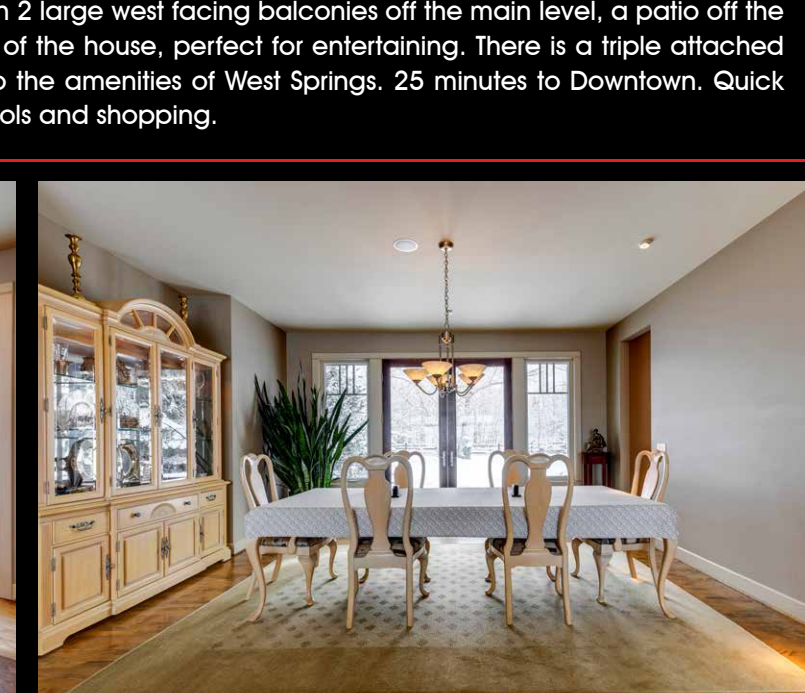
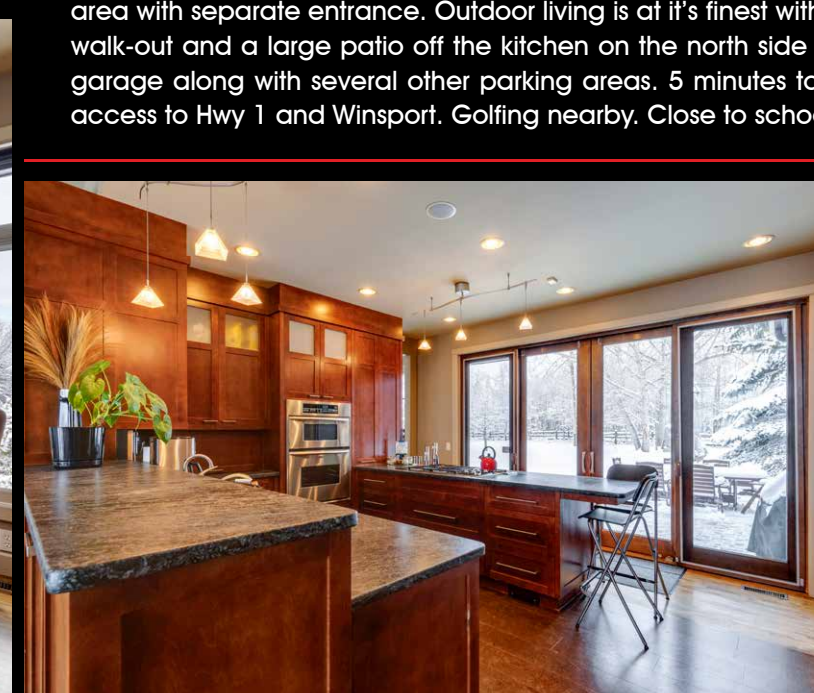
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Experience Solace Ridge Place, a quiet cul-de-sac minutes from the city's west side. This is the first time this executive home has been offered for sale. Enjoy over 6,300 sq ft of living space in this custom built Laratta home, inspired by the designs of Frank Lloyd Wright. Situated on 2.3 acres this home boasts sweeping mountain views, mature landscaping and a private setting. With 5 bedrooms and 5 bathrooms, this is the perfect home for large and multi-generational families. The main floor features open concept living with 9 ft ceilings, hardwood floors, 8 ft solid core doors, oversized windows and custom window coverings throughout. The site built 42" kitchen features, high end appliances including a 5 burner gas cooktop, built-ins, walk-in pantry and soapstone countertops. The great room features 10' coffered ceilings, and a 2 sided fireplace shared with the living room. The primary suite includes a large walk-in closet with built in dressers, a 5 pc ensuite with jetted tub, walk-in shower, make-up table and double limestone vanity. There is a guest suite with a full ensuite, conservatory, an office, laundry room and 1/2 bath completing the main level. The walk-out basement is the perfect spot for your teenager or live-in nanny. Fully developed with a large rec room with 2 sided fireplace, media room, 2 full bathrooms, 2 bedrooms and a third bedroom/studio area with separate entrance. Outdoor living is at it's finest with 2 large west facing balconies off the main level, a patio off the walk-out and a large patio off the kitchen on the north side of the house, perfect for entertaining. There is a triple attached garage along with several other parking areas. 5 minutes to the amenities of West Springs. 25 minutes to Downtown. Quick access to Hwy 1 and Winsport. Golfing nearby. Close to schools and shopping.



Chris Zaharko

Phone: 403-874-0424

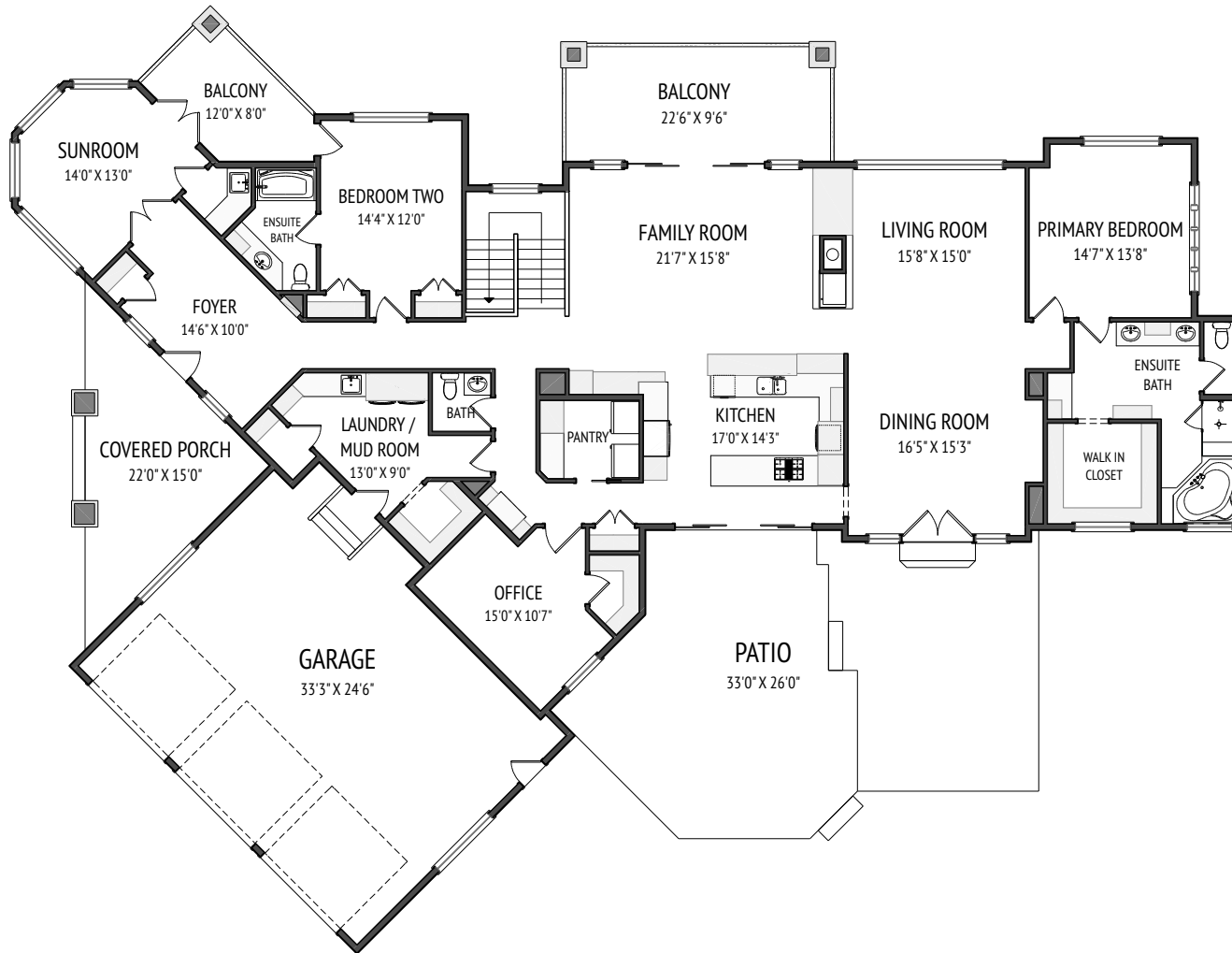
www.zaharko.com

chris@zaharko.com

MLS:	A2089710
Year Built:	2002
Subdivision:	Solace Ridge Estates
Type:	Detached
Taxes:	\$9,117.00/2023
Size:	Over 6,300 SqFt Finished Living Space

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.

112 Solace Ridge Place Rural Rocky View County, AB



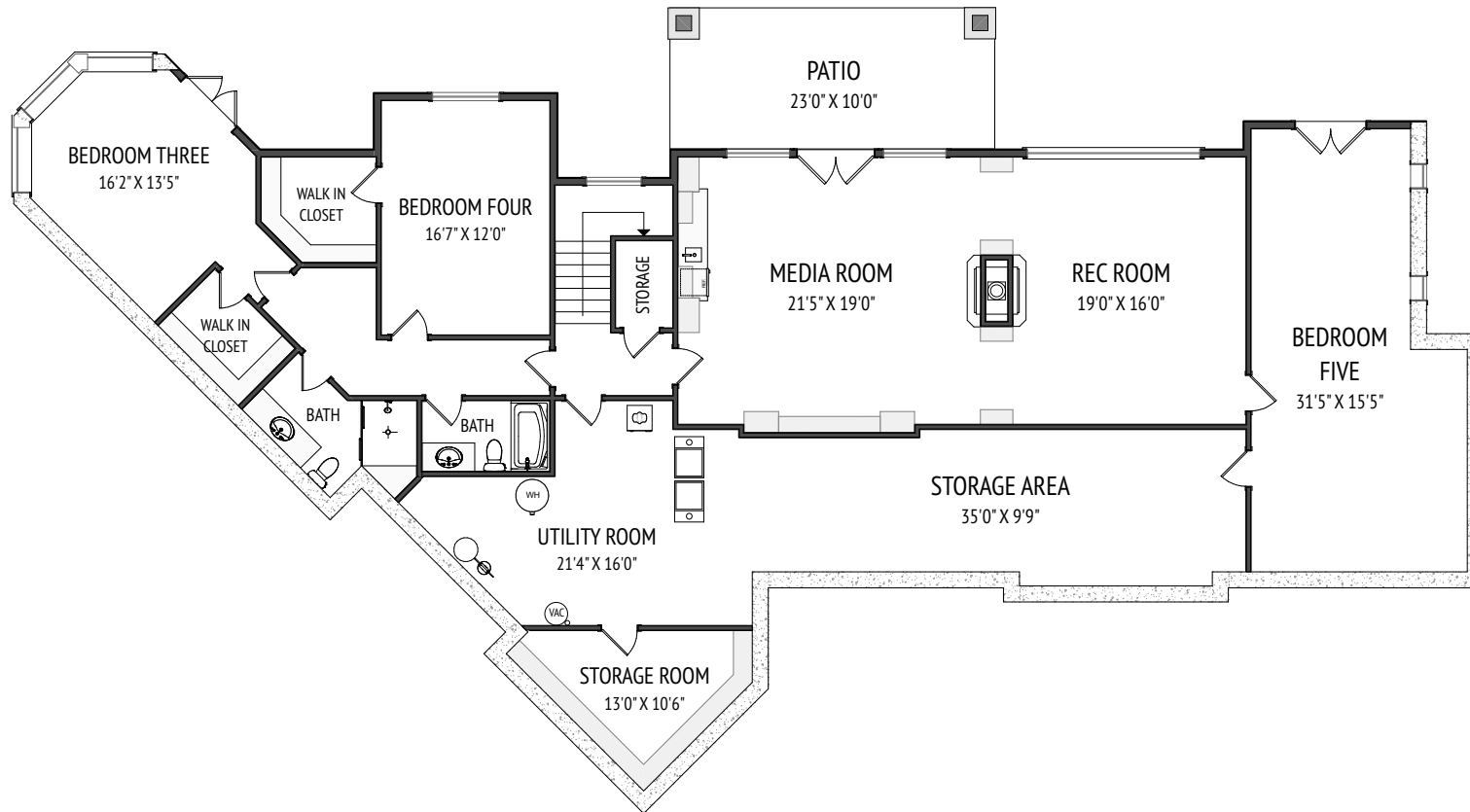
Main Floor 3165.75 sq ft

Chris Zaharko
Associate

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

112 Solace Ridge Place Rural Rocky View County, AB



Basement 2509.05 sq ft (developed)

Chris Zaharko
Associate

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER