



THE
A-TEAM

**RE/MAX
FIRST**

25273 LOWER SPRINGBANK Road, Rural Rocky View County T3Z 3K6

MLS® #: **A2114299** Area: **Springbank** Listing Date: **03/14/24** List Price: **\$1,495,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2002** Abv Sqft: **2,980**
Lot Information Low Sqft:
Lot Sz Ar: **200,376 sqft** Ttl Sqft: **2,980**
Lot Shape:
Access:
Lot Feat: **Back Yard,Treed**
Park Feat: **Double Garage Attached**

DOM

67
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
Sewer: **Septic Field** Water Source: **Well**
Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Granite Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`4" x 15`4"	Kitchen	Main	14`1" x 12`0"
Dining Room	Main	15`4" x 9`8"	Breakfast Nook	Main	20`6" x 7`5"
Family Room	Main	20`2" x 18`0"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	10`9" x 4`3"	Den	Main	10`9" x 9`4"
Bedroom - Primary	Upper	27`7" x 20`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	19`0" x 16`7"	Bedroom	Upper	14`3" x 11`7"

4pc Bathroom	Upper	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R2	
Legal Desc:	8610826		Remarks
Pub Rmks:	<p>This charming property nestled in Central Springbank offers a unique blend of countryside tranquility and urban amenities. Take a drive through a row of evergreen trees into this private sanctuary mere minutes from the heart of Calgary. Enjoy the sounds of nature on 4.6 acres of land and step inside your new home to a bright foyer with a wide staircase that curves up to the upper floor. Hang your coat and meander to the spacious living room which features a gas fireplace and vaulted ceiling and sits adjacent to the formal dining room. Whether you're entertaining or preparing for a quiet family night in, the well-equipped kitchen has everything you need including modern stainless-steel appliances, a roomy island with a gas cooktop, and plenty of counter and storage space. You can even air fry in the new oven. Enjoy your mornings with a 180-degree view of your expansive backyard and the Rocky Mountains in the breakfast nook. For a cozy night in, unwind to the soothing crackle of firewood in the family room. The private office, which can also be used as a music room, is tucked away from the living areas for uninterrupted work from home or music lessons. The upper floor opens to a large primary bedroom with an ensuite and a private balcony. The laundry room, conveniently located on the upper floor, provides plenty of storage and workspace. Two more large bedrooms and a 3-piece bath completes this floor. The property provides endless opportunities for outdoor recreation and relaxation. For the avid gardener, there is a sizeable garden space that provides fresh harvests of asparagus and rhubarb as well as perennial fruits year after year. Located a short drive from downtown Calgary and on the footsteps of the Canadian Rockies. Shopping, dining, entertainment, various recreational facilities, and top-rated schools are minutes away. Tucked away from the noises of the highway, sheltered by a mix of evergreens and aspens, your new home awaits. Don't miss your chance to own this idyllic retreat in the heart of Springbank. Schedule a showing today and experience the best of country living with all the conveniences of city life. (28736860)</p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











