



THE
A-TEAM

**RE/MAX
FIRST**

188 SPRINGBANK HEIGHTS Drive, Rural Rocky View County T3Z 1C6

MLS® #: **A2132520** Area: **Springbank Heights** Listing Date: **05/31/24** List Price: **\$1,395,000**
Status: **Active** County: **Rocky View County** Change: **-\$50k, 23-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Rocky View County**
City/Town: **1991**
Year Built: **1991**
Lot Information
Lot Sz Ar: **271,378 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,050**
Low Sqft:
Ttl Sqft: **2,050**

DOM

120
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **6**

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Oversized,Paved,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Other**
Heating: **Radiant**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Storage**

Construction: **Wood Frame**
Flooring: **Ceramic Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Double Vanity,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	14`1" x 15`5"	Kitchen	Main	8`10" x 12`10"
Laundry	Main	9`10" x 6`7"	Living Room	Main	28`3" x 16`1"
Bedroom - Primary	Main	23`0" x 14`9"	Bedroom	Main	11`10" x 9`10"
Bedroom	Main	11`10" x 9`10"	Office	Main	23`4" x 11`2"
4pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-1**

Legal Desc:

9510144

Remarks

Pub Rmks:

Discover this charming, ranch bungalow set on over 6 picturesque acres overlooking the Bow River and valley. Villa lifestyle and convenience are found with all benefits of acreage living and country serenity. This inviting residence features three spacious bedrooms and two full baths. The large formal dining room, complete with a bay window, is perfect for gatherings, while the expansive great room boasts vaulted ceilings for an airy feel. The well-planned galley kitchen includes a large pantry, and a convenient laundry room is just steps away. Stay cozy with radiant heat throughout the home. The property also includes a double garage, a dedicated home office, and a separate shop with a 10-foot overhead door, ideal for projects or extra storage. The expansive paved parking area provides ample space for vehicles and guests. Additionally, equipped with solar panels, offering energy efficiency and sustainability. This serene retreat combines comfort, functionality, and stunning natural beauty. Don't miss the opportunity to make it your own.

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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