



**GRASSROOTS**  
REALTY GROUP

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**220 Country Lane Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2236340**



**\$1,495,000**

<b>Division:</b>	Country Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Single Garage Detached, Triple Garage		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Native Plants, No Neighbours Behind, Trees		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Track Lighting, Walk-In Closet(s)

**Water:** Co-operative

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CRD

**Utilities:** -

**Inclusions:** Television Wall Mounts, Pool Table, Hot Tub with cover, Pond/Water Feature Equipment

Set on a beautifully landscaped and private 2-acre parcel in the heart of Springbank, this timeless 2,229 sq ft walkout bungalow offers the space, comfort, and setting your family has been waiting for. With over 4,200 sq ft of developed living space, 5 bedrooms, 3.5 bathrooms, and every detail thoughtfully designed, this property perfectly balances everyday functionality with rural charm. From the moment you arrive, you'll feel the care that's gone into every inch of this home. The main floor features a bright and open layout with large triple-pane windows that capture sweeping views of the mountains and valley. The living and dining areas are perfectly positioned to enjoy the scenery and connect effortlessly with the heart of the home: an updated kitchen complete with a gas cooktop, built-in oven, and warm cork flooring that continues through to the adjacent family room. The west-facing living room is warm and welcoming, with incredible natural light and room for gatherings both large and small. Step outside onto the expansive wraparound deck to take in the sunset and appreciate the peaceful beauty of your surroundings. There are three bedrooms on the main floor, including a lovely primary suite with a 5-piece ensuite and generous closet space. A powder room, full bath, and a large mudroom with main floor laundry provide added comfort and convenience. Downstairs, the fully developed walkout basement features in-floor heating, two additional large bedrooms, another full bathroom, and a wide-open rec room with a wet bar—perfect for entertaining or relaxing. There's also a dedicated office or workout room, offering valuable flex space for how your family lives. From here, step directly onto the sheltered lower patio and unwind in the hot tub or enjoy a shaded break from the sun in total privacy. Car lovers and hobbyists will appreciate the

oversized heated triple attached garage, fully plumbed with hot and cold water&mdash;perfect for winter rinses or messy projects. The separate heated single garage/workshop is equally impressive, complete with attic insulation for storage and room for tools, equipment, or creative pursuits. The yard is a showstopper, with mature trees, manicured gardens, custom drainage, and permanent holiday lighting to add a festive touch year-round. Set in Springbank with quick access to Calgary, Cochrane, and the mountains, this home is an ideal base for both daily life and weekend escapes. Close to excellent schools, recreation, and amenities, it&rsquo;s the kind of place your family can grow into for generations.