

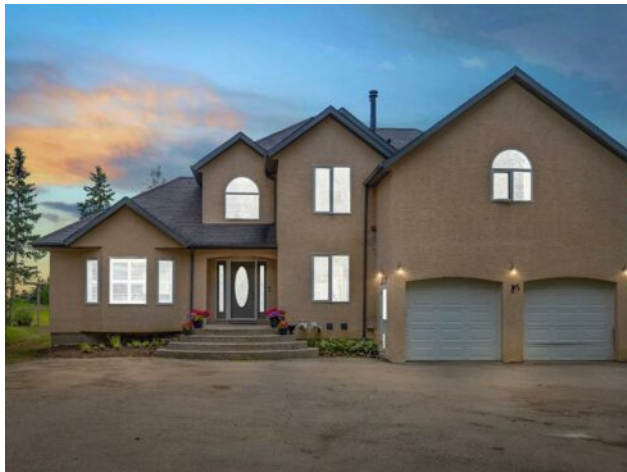


GRASSROOTS
REALTY GROUP

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25273 Lower Springbank Road
Rural Rocky View County, Alberta

MLS # A2237853



\$1,450,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,799 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.60 Acres		
Lot Feat:	Garden, Lawn, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your own countryside retreat. Nestled in the heart of Springbank, this property has all the peace and quiet of rural living while being minutes from the city. Down a secluded, tree-lined driveway you will find the gorgeous 4.6 acre property with mountain-views and plenty of space for lawn, gardens and recreation. As you step inside the home you find yourself in a bright and airy foyer, complete with 2-storey ceilings. Right off the foyer is a spacious and elegant living room complete with gas fireplace and plenty of windows to let in natural light. The kitchen looks towards the mountains and comes fully equipped with modern-stainless steel appliances including range, oven, microwave and dishwasher. Ample island space gives you all the room you will need for cooking and entertaining. Enjoy coffee in the breakfast nook with views of your expansive backyard and the stunning Rocky Mountains. The main level is perfect for both entertaining and relaxing, with a large family and media room directly off the kitchen, perfect for unwinding while catching up on your favourite shows or being the host on game night. Additionally, there is a double car attached garage and lots of driveway parking outside. Upstairs you will find the oversized primary, with enough room for a sitting area or office, along with the connected ensuite and walk-in closet. You will find two more bedrooms upstairs, one with a large vaulted ceiling feature and walk-in closet as well as a fully equipped laundry room for lots of linen storage and room for hanging clothes. The basement is partially finished and a perfect canvas to turn into a games room, additional bedrooms, or storage. All of the mechanical system has been well maintained along with the well system which makes moving in turn-key! This property is also the perfect candidate for redevelopment, on a rare large lot right in the heart of

Springbank, with mountain views and unlimited potential for yard, recreation, and quiet country living. Book a showing today to see your countryside retreat.