



GRASSROOTS
REALTY GROUP

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39 Springside Street
Rural Rocky View County, Alberta

MLS # A2250001



\$1,795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,328 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Views		

Heating:	Hot Water	Water:	Other
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: None

Located in the heart of Springbank, just minutes west of Calgary's city limits, this beautifully secluded bungalow offers over 4,300 sq. ft. of developed living space. Tucked away at the end of a private drive, the property immediately impresses with its mature landscaping and serene setting. Inside, the home welcomes you with a spacious foyer that opens to a dramatic great room featuring a soaring floor-to-ceiling fireplace. The main floor also hosts a gourmet kitchen designed for the current owner, complete with professional-grade appliances, a large centre island, and access to a screened-in sun deck on the south side of the property. A formal dining room, office/retreat, and a warm, inviting layout make the main level ideal for both daily living and entertaining. The primary suite is a true sanctuary, highlighted by hardwood floors, vaulted ceilings, skylights, and a stunning ensuite featuring a modern walk-in shower and a deep Japanese-style soaker tub. The fully developed lower level continues the theme of comfort with hardwood floors, a large family room anchored by a vintage wood-burning stove, two additional bedrooms, and a newly renovated three-piece bath. The property offers exceptional outdoor living with expansive south- and east-facing sun decks, a greenhouse, and a utility shed. A triple-car garage with an EV charging station complements the home, while solar panels provide energy efficiency—routinely generating surplus energy back to the grid. This residence is a quintessential example of Springbank living: private, peaceful, and perfectly located. With quick access to Calgary's Ring Road, commuting downtown or to the airport is effortless. Nearby amenities include local shops, services, and access to both public and private schools. This is a rare opportunity to own a secluded, thoughtfully designed home in one

of the area’s most desirable settings.