



**GRASSROOTS**  
REALTY GROUP

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**215 Alandale Place SW**  
**Rural Rocky View County, Alberta**

**MLS # A2253429**



**\$1,495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,594 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.06 Acres		
<b>Lot Feat:</b>	Back Yard, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, See Remarks, Storage		

**Inclusions:** None

This beautifully maintained five-bedroom family home offers the perfect balance of comfort, function, and location. The main floor features a modern, bright, and open kitchen, recently upgraded and designed to be the true hub of the home. It flows seamlessly into a spacious family room—ideal for casual gatherings—while a separate dining room provides space for special family dinners or entertaining guests. Set on a large, private lot, the yard is a standout with mature trees that create natural privacy and plenty of room for kids to play or families to enjoy an active outdoor lifestyle. The west-facing backyard captures warm evening sun, making it perfect for barbecues and relaxing summer nights. Other highlights include a triple car garage for all your vehicles and storage needs, neutral tones throughout the home, and a floor plan that works well for a growing family. Located in the heart of Springbank, this home is only minutes from all local schools and amenities, with quick access to Calgary’s Ring Road/Stoney Trail, ensuring an easy commute to the city. With its combination of space, upgrades, and an unbeatable location, this is the kind of home where lasting family memories are made.