



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34141 Township Road 241
Rural Rocky View County, Alberta

MLS # A2271574



\$1,795,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,820 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Block Driveway, Driveway, Quad or More Detached, RV Access/Parking		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard, Gazebo, Irregular Lot, Landscaped, Many Trees, No Neighbours		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Concrete, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic System
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 BRICK SHEDS

Welcome to this sprawling, solid brick, ranch-style bungalow nestled on 4 acres in coveted Springbank, 20 minutes from DT Calgary, offers 5 beds and 4.5 baths in over 6400 sqft of living space featuring an incredible 2100+ sqft 6 car garage w/ in-floor heating, a fully finished basement w/ two staircases. This luxury estate home is open plan and has unparalleled attention to detail including double, solid oak front doors, 10' ceilings, rich hardwood which was recently refinished in a white oak style (2024), and acid wash flooring welcome you upon arrival. This home is a classic gem made from the finest materials such as solid oak and acid wash flooring as you enter into the large sunken living room w/ in-floor heating, a two-sided real rundle stone wood-burning fireplace, a granite wet bar and double patio doors leading out to the large stamped concrete front patio. Kitchen boasts a huge granite-top island, a breakfast nook surrounded by walls of windows, new fridge, double wall oven, new dishwasher, gas cooktop, pantry with rolling shelves and leads out to the sandstone-coloured patio. The informal dining room is the perfect space for hosting family and friends w/ a brick wood-burning fireplace, stunning vaulted ceilings, a wet bar, wine storage to keep your favourites on hand, and patio doors leading out to the backyard patio. Fully renovated 4-piece ensuite w/ a free standing soaking tub w/ a view and large shower. The second bedroom also has 3 large windows solar blinds, darkening curtains as well as a large walk-in closet w/ a motion light and sliding door, a new 3-piece ensuite w/ a large window, and double patio doors that lead to a beautiful private patio w/ wrought iron and wood railings. All the windows have been replaced with triple pane, Low-E windows (2022). Lower level is entertainers dream w/ an enormous rec room w/ ton of seating space

around the FP and space for a media unit plus three bedrooms (2 w/ large walk-in closets w/ laminate flooring and Low-E windows, solar blinds and darkening curtains), a laundry room, and third bedroom currently used as a storage room. Newer hot water tank, new washer and dryer, new high-pressure septic mound system including brand new pumps in septic tank and holding tank, two furnaces and a boiler for in floor heating, 4 electrical panels, and more in supplements. The addition of a concrete stairway (2024) has allowed for a walk-up feature leading out of the basement, perfect for older children still living at home, multi-generational households or an AirBnB suite. The basement has also been equipped with a kitchenette... Opportunities for small businesses abound in this property including: AirBnB which has successfully been run for two years, storage businesses in the oversized garage, trailer storage on the gravel pad. Extensive landscaping, three patios, a hot tub, private pond, and a pond-side enormous fire pit. Located in one of the most sought-after school districts in Alberta w/ easy access to the mountains.