



**GRASSROOTS**  
REALTY GROUP

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251210 Range Road 32  
Rural Rocky View County, Alberta

MLS # A2274330



**\$1,450,000**

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	2,777 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	3.78 Acres		
Lot Feat:	Back Yard, Gentle Sloping, Rectangular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	11-25-3-W5
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Sauna, Wood Windows		

Inclusions: None

Rare opportunity in sought-after North Springbank! Nearly 4 acres perched on a picturesque knoll with 360° mountain, valley, and city views. This peaceful, private acreage offers gently rolling, fenced land—ideal for families, hobbyists, anyone seeking space, or the perfect lot to build your dream home—all just minutes from the upcoming Bingham Crossing Mall, new Costco, top schools, Springbank Airport, and Springbank Links Golf Course. This reversed walkout, lofted hillside bungalow features a bright open layout, a sunken living room with brick fireplace, formal dining room, spacious kitchen with island, large family room with second fireplace, and 3 bedrooms on the main level. A unique upper office loft accessed by a circular staircase adds extra versatility. Enjoy the massive partially covered west-facing deck plus an additional east deck and balcony. A 3-car heated attached garage with covered carports provides ample parking, along with room for RVs and equipment. The 40'x47' metal Quonset, offers excellent workshop, storage, or hobby use. This is a prime Springbank location offering quiet country living with outstanding convenience and exceptional long-term potential.