



GRASSROOTS
REALTY GROUP

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28 Clover Lane
Rural Rocky View County, Alberta

MLS # A2283765



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,945 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached		
Lot Size:	2.20 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Treed		

Heating: In Floor, Forced Air, Natural Gas

Water: Co-operative

Floors: Carpet, Ceramic Tile, Cork, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 2-25-3-W5

Exterior: Composite Siding, Stone, Wood Frame

Zoning: R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features

Inclusions: Ping Pong Table, Pool Table, Pergola

This beautifully designed walkout bungalow offers an exceptional blend of space, comfort, and functionality, all set on a picturesque 2.2-acre parcel with future potential. The main floor features three generously sized bedrooms, anchored by a welcoming hub-style country kitchen with warm cork flooring, a large central island, and an abundance of thoughtfully designed cupboards and drawers. The kitchen opens seamlessly to a bright eat-in dining area and extends outdoors to an expansive two-tier deck with glass railings—ideal for entertaining or enjoying peaceful views of the surrounding landscape. The in-floor heated lower level is filled with natural light thanks to oversized windows and offers outstanding versatility. This level includes two additional large bedrooms, a full bathroom, a flex room perfect for a home gym or office, and a spacious recreation and entertainment area complete with a wet bar. From here, step directly into a screened-in porch with 240-volt power in place for a future hot tub, creating a year-round retreat. Practical upgrades include a new furnace (Oct 2025) and a hot water tank (June 2022). The oversized triple-car garage is fully insulated and heated, featuring floor-to-ceiling shelving, a dedicated workbench, a separate electrical panel, and 240-volt power, making it ideal for hobbyists, trades, or extra storage. The 2-acre site is thoughtfully positioned to take advantage of the opportunity to add a separate accessory dwelling (subject to approvals), offering long-term flexibility and value. Despite the peaceful, treed setting, the location remains highly convenient—approximately 30 minutes to downtown Calgary and close to Springbank Schools, the Springbank Recreation Centre, Edge School, and Springbank Airport. Start your mornings on the front deck, surrounded by mature trees, listening to the gentle

sound of the water fountain—a setting that perfectly captures the quiet charm of country living with city convenience close at hand.