



**28 Crocus Ridge Point
Rural Rocky View County, Alberta**

MLS # A2290437



\$1,099,900

Division:	Crocus Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,144 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Parking Pad		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Garden Shed, Temporary Shed

****OPEN HOUSE - MAR 7 & 8 (12-2PM)**** Tucked among mature spruce trees in the quiet enclave of Crocus Ridge, this fully renovated bungalow captures beautiful Rocky Mountain views and the peaceful setting that makes Springbank so desirable. With extensive updates throughout and a thoughtfully designed main floor layout, this is a property that combines comfort, privacy, and the lifestyle that acreage buyers are searching for. Step inside and the renovations are immediately evident. Vaulted ceilings, oversized skylights, and expansive west-facing windows fill the home with natural light while framing the open landscape beyond. The west-side windows also include a 25-year transferable warranty, offering long-term peace of mind. Rich hardwood floors, tile finishes, and granite surfaces throughout create a refined feel, while the impressive gas fireplace—complete with remote control—anchors the main living area. The kitchen is designed for both everyday living and entertaining. Granite countertops, quality appliances, generous prep space, and abundant storage make it ideal for anyone who enjoys cooking. From here, garden doors open to the full-length rounded west-facing deck, offering the perfect spot to take in evening sunsets and unobstructed views across open fields toward the mountains. The deck also features a natural gas BBQ connection and a removable railing section for flexibility and access. The main floor layout is both practical and rare, offering three spacious bedrooms plus a dedicated office area. The primary ensuite has been beautifully updated with a spa-inspired tiled shower and modern finishes. Throughout the home, closet organizers have been installed, and automated blinds in the main living space add both comfort and convenience. Outside, the property continues to impress. The wide, illuminated deck staircase

leads down to a large fenced yard, complete with an 800 sq. ft. organic garden and a dedicated dog run with artificial turf and direct dog access. Mature landscaping and towering trees provide privacy while still preserving the mountain views. Major upgrades and mechanical improvements provide confidence for years to come, including new shingles (2023), triple-pane west-facing windows (2023), new attic insulation (2023), a new sump pump (2023), central A/C installed in 2022, a newly paved driveway and front walk (2025), and a new heater installed in the garage (2025). The heated gas garage adds year-round comfort, and natural gas has also been run for the stove and outdoor BBQ. The unfinished basement includes rough-ins for future development, giving the next owner flexibility to create additional living space, bedrooms, or a recreation area tailored to their needs. Located in the meticulously maintained community of Crocus Ridge, the home is serviced by the highly regarded Springbank Water Co-op, with Springbank School and Edge School just a short drive away. A renovated bungalow offering mountain views and exceptional privacy.