



**47 Springside Street
Rural Rocky View County, Alberta**

MLS # A2299756



\$1,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,453 sq.ft.	Age:	1978 (48 yrs old)
Beds:	9	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.13 Acres		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Private
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: As is where is; 2nd Built in Oven, 2nd Refrigerator, 2nd Cooktop, 2nd Dishwasher

****OPEN HOUSE - SATURDAY 11-1pm**** Perfectly positioned on one of Central Springbank's most desirable streets, this property is offered for sale for the first time. Set on 2.13 hillside acres, it offers expansive west-facing views of the Rocky Mountain range, stunning sunsets, and starry skies at night. The home itself is suited for either a Buyer looking to undertake a renovation that can marry its unique and functional design, or a Buyer seeking a mature build site for a new custom home. This walkout bungalow offers over 3,450 square feet above grade, over 3,350 additional square feet in the walkout lower level, and an oversized 3-car attached garage of over 900 square feet, complete with a suspended gas heater. The main home features 6 bedrooms, 2 full bathrooms, and a powder room, with the upper level offering 3 bedrooms, a formal dining room, kitchen, and living room all anchored around a conversation pit with natural-stone fireplace. The lower level of the main home includes 3 additional bedrooms, a full bathroom, rec space, and more. The private north-wing in-law/nanny suite offers excellent flexibility for multigenerational living, with 1 bedroom and 1 full bathroom above grade, plus 2 additional bedrooms and 1 full bathroom on the lower level. Three of the home's four wood-burning fireplaces feature natural stone and gas assist. Listed at land value, this is a rare opportunity to buy in Central Springbank where you are only 5 minutes to Calgary's westside amenities, the Ring Road, and schools, or 45 minutes to Canmore. It is extremely rare to find a property like this with no main-road noise exposure, on a no-through street, with trees, privacy, and mountain views.