



3 Spring Meadows Lane
Rural Rocky View County, Alberta

MLS # A2301805



\$2,145,000

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| Division: | Springmeadows Ests | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,636 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 2.00 Acres | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Garden, Many Trees, Yard Lights | | |

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| Heating: | In Floor, Forced Air | Water: | Co-operative |
| Floors: | Hardwood | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CRD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Arctic Swim Spa; home theatre electronics; sport court accessories; bar fridge; dishwasher; induction cooktop; microwave; built in oven; built in steam oven; refrigerator; warming drawer; washer and dryer; window coverings; garage door opener; wall mounted televisions in sizes 80 inch, 65 inch, 55 inch, and 31.5 inch; two storage sheds; lawn tractor; 27 inch electric start snowblower.

Introducing 3 Spring Meadows Lane, perfectly positioned on two acres in Springbank. This beautifully appointed home with over 4800 sq/ft of living space enjoys uninterrupted mountain views, an ever changing backdrop that brings both stillness and perspective to everyday living. Mature landscaping, thoughtfully enhanced with a newly planted screen of trees, creates a sense of privacy that feels both natural and refined. From the moment you step inside, there is a quiet sense of arrival. The entrance draws your eye through the home to expansive windows that frame the landscape beyond, allowing the views to become part of the living experience. Set on a well established street known for its strong sense of community, with school pick up just moments from your door, the setting feels both connected and considered. Originally intended as a forever home, the property has been thoughtfully refined. This is not a renovation for resale, but a careful evolution where quality, craftsmanship, and longevity have guided each decision. An extensive list of upgrades is available. The main floor offers a beautifully balanced layout. A custom designed office with custom cabinetry provides a quiet place to work or read, while the principal living room is both generous and inviting, centred around a reimagined fireplace with a custom cast mantle by DreamCast, a microcement surround, and a Kozy Heat Nordik 48 inch gas fireplace with herringbone detail. Soaring ceilings and expansive windows fill the space with natural light. The kitchen is designed for both everyday living and hosting, anchored by a substantial island with an integrated induction cooktop, solid walnut cabinetry, and generous storage throughout. The primary suite is quietly set apart, with large windows capturing the surrounding landscape, a beautifully updated ensuite, and a generous walk in dressing

room. A lofted area offers flexibility for guests, a studio, or additional living space. Practicality has been carefully considered, with an organised mudroom, dedicated dog entry, and direct access to the triple heated garage. A secondary stair leads conveniently to the lower level from the garage. The lower level extends the home beautifully, offering a dedicated gym, private cinema room, and a spacious recreation area with a custom arched walk up bar. Two well proportioned bedrooms and a five piece bathroom complete the space, along with walkout access to a sheltered patio and swim spa. Outdoors, a professionally lit sport court extends the home's versatility, offering a wonderful setting for both recreation and relaxed evenings. A rare opportunity to enjoy acreage living in an established pocket of South Springbank, where thoughtful design, community, and mountain views come together with ease. Don't miss your opportunity to live in an updated home in Springbank with mountain views.