



**266 Country Lane Drive
Rural Rocky View County, Alberta**

MLS # A2302168



\$1,499,900

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,393 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Insula		
Lot Size:	2.13 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bookcases, Central Vacuum, Double Vanity, Kitchen Island, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Pool Table, Hot Tub (as-is), Light Fixtures		

Set against the breathtaking backdrop of the Rocky Mountains, this exceptional Country Lane Estates residence offers a rare blend of privacy, space, and refined rural living just minutes from Calgary. Positioned on 2 pristine acres, the home captures the essence of Springbank—wide open skies, uninterrupted mountain vistas, and a sense of calm that’s increasingly hard to find. With over 4,000 sq. ft. of thoughtfully designed living space, the property balances family functionality with elevated comfort, featuring generous gathering areas, quiet workspaces, and seamless indoor-outdoor flow. This well-built home features oak hardwood flooring and doors, four bedrooms with easy potential for a fifth, three full bathrooms, and an oversized heated triple garage. Recent upgrades—including a new roof in 2022 and fresh exterior paint in 2023—provide added peace of mind. The main floor offers a flexible office or dining space, a bright kitchen and living areas oriented to capture the mountain views, plus a full bath, bedroom, and well-planned mudroom/laundry. Upstairs, the primary suite includes a walk-in closet, a luxurious ensuite and is completed with a second bedroom. The walkout lower level is ideal for teens or guests, with two bedrooms, a full bath, a spacious recreation area with wet bar, and direct access to a 3-season room and private hot tub. Every feature has been thoughtfully integrated to support a seamless, elevated lifestyle in one of Springbank’s most desirable communities. With close proximity to great schools, both public and private, what more could you want in your new home.