



**188 Springbank Heights Drive  
Rural Rocky View County, Alberta**

**MLS # A2132520**



**\$1,445,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Springbank Heights   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 2,050 sq.ft.   | <b>Age:</b>   | 1991 (33 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Oversized, Paved, RV Access/Parking, See Remarks |               |                   |
| <b>Lot Size:</b> | 6.23 Acres   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space   |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Radiant  | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Ceramic Tile   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Other  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 22-25-3-W5                |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-1                       |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                           |

**Inclusions:** None

Discover this charming, ranch bungalow set on over 6 picturesque acres overlooking the Bow River and valley. This inviting residence features three spacious bedrooms and two full baths. The large formal dining room, complete with a bay window, is perfect for gatherings, while the expansive great room boasts vaulted ceilings for an airy feel. The well-planned galley kitchen includes a large pantry, and a convenient laundry room is just steps away. Stay cozy with radiant heat throughout the home. The property also includes a double garage, a dedicated home office, and a separate shop with a 10-foot overhead door, ideal for projects or extra storage. The expansive paved parking area provides ample space for vehicles and guests. Additionally, equipped with solar panels, offering energy efficiency and sustainability. This serene retreat combines comfort, functionality, and stunning natural beauty. Don't miss the opportunity to make it your own.