



**33022 Township Road 250**  
**Rural Rocky View County, Alberta**

**MLS # A2145641**



**\$1,698,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,211 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	4-25-3-W5
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

Nestled on 4 acres of tranquil countryside, this charming 3-bedroom bungalow offers the perfect blend of serenity and potential. Conveniently situated near Springbank Airport and near commercial zoning, it presents a rare opportunity for both homeowners and investors alike. Spanning over 3000 square feet, the expansive main level provides ample space for comfortable living and entertaining. While the interior hasn't undergone recent updates, it offers a canvas for personalized renovation and design. Cozy up by one of two rundlestone wood-burning fireplaces on chilly evenings, or soak in the breathtaking panoramic views of the mountains and valley from the comfort of the home. The oversized 4-car garage provides plenty of space for vehicles, storage, and hobbies. Step outside onto the expansive 750 sq ft L-shaped deck, where sunlight floods into the kitchen and family room, creating a warm and inviting atmosphere. Inside, the spacious living room, loft, formal dining room, and hobby/laundry room offer versatility and comfort for everyday living. Retreat to the primary suite, complete with a walk-in closet and 5-piece ensuite, for a touch of luxury and relaxation. The partially developed basement includes bathroom rough-in and presents an opportunity for customization, while the meticulously maintained property ensures immediate comfort and functionality. Moreover, with burgeoning developments on the horizon—including the highly anticipated Costco at the future Bingham Crossing—investors can anticipate significant growth and profitability in the area. Furthermore, with the vast expanse of 4 acres, there's room to realize various dreams, whether it's creating a hobby farm, cultivating a garden oasis, or even housing up to two horses. Located just 5 minutes from Calgary's city limit and neighboring Calaway Park, this

property offers easy access to amenities and schools, making it an ideal choice for both homeowners seeking tranquility and investors looking for growth potential. Don't miss out on this exceptional opportunity to own a piece of paradise in this thriving location.