

# \$1,499,000 - 18 Springland Manor Drive, Rural Rocky View County

MLS® #A2206382

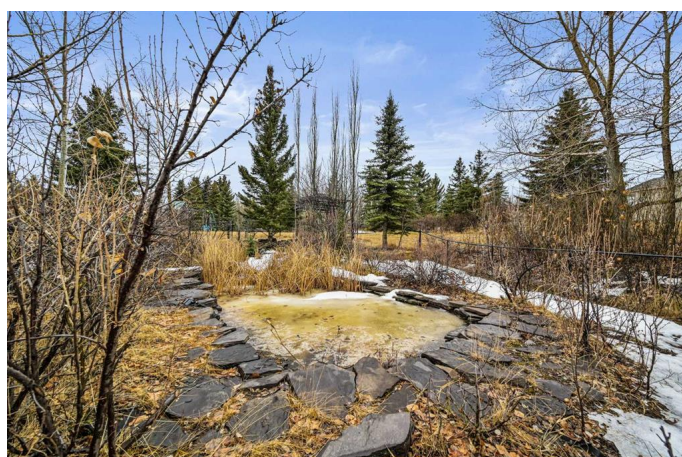
**\$1,499,000**

5 Bedroom, 4.00 Bathroom, 3,089 sqft  
Residential on 2.01 Acres

Springbank, Rural Rocky View County, Alberta

This acreage is located in Springland Manor , on the edge of Calgary city limits, minutes drive to several schools including Springbank School. Enjoy the mature trees , private deck ,patio and fenced pond ( with frogs) on 2 acres of land. The two story home has 5 bedrooms and a den, 3 full baths including a walk out basement. The kitchen has been updated with stainless steel appliances and granite counter tops, the family room is open to the kitchen nook and kitchen. The kitchen has a large pantry with second fridge included. The home is very bright , some windows have been replaced. There is a mud room off the triple attached garage and roughed in plumbing for washer/dryer on the main floor. The main floor entrance has vaulted ceilings with a stained glass window that leads into a bedroom/den .The primary is very large with a 5 pce ensuite, soaker jetted tube and a walk in closet. There are four bedrooms up with a bonus room. The walkout basement has a family,,recreational room, bedroom and bathroom. This location is close to walking paths and minutes drive to all your city amenities. Water supply is from Westridge Water Supply LTD through a water line . No water well. Central Air Conditioner does not work and Pond Liner is as is. Seller ordering a new RPR as the deck was changed since last RPR.

Built in 1991



## Essential Information

MLS® #	A2206382
Price	\$1,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,089
Acres	2.01
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	18 Springland Manor Drive
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3K1

## Amenities

Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), French Door
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Wood Burning, Decorative
Has Basement	Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Front Yard, Landscaped, Lawn, Many Trees, Private, Square Shaped Lot

Roof Cedar Shake

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 5

Zoning R-CRD

## Listing Details

Listing Office Real Estate Professionals Inc.

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