

# \$1,445,000 - 240109 Range Road 34 Road, Rural Rocky View County

MLS® #A2200907

**\$1,445,000**

4 Bedroom, 3.00 Bathroom, 1,696 sqft  
Residential on 5.73 Acres

NONE, Rural Rocky View County, Alberta

This beautiful bungalow in rural Springbank offers over 5 acres of serene living with stunning mountain views. Step inside the spacious foyer welcomes you into an open floorplan with solid Oak hardwood, where the living areas are flooded with natural light from the skylights and large windows. The large peninsula kitchen boasts Quartz countertops and upgraded appliances, including an induction stovetop and built-in oven, plus a cozy breakfast nook that leads to the deck – perfect for enjoying your mornings. A central fireplace adds warmth to the main floor from the living room to the dining room. The huge primary bedroom features bay windows with a seating area, providing a peaceful retreat, and leads to a spa-inspired ensuite with a free-standing tub. The convenience of a mud room with laundry and a dedicated sink off the garage adds to the home's functionality, while an additional bedroom and 4-piece bathroom complete the upper floor. The spacious basement is an entertainer's dream, featuring a wet bar, extra dining space, and a rec room with enough space for movie nights, gaming or working out. Two generously sized bedrooms with ample closet space, and another 4-piece bathroom complete the lower level. For added comfort, the heated, 23X23 double attached garage ensures plenty of parking space and storage. The interior of the home was fully renovated in 2021 with new



flooring, Primary shower, tubs, sinks, toilets, taps and Quartz countertops. Roof replaced in 2017. Located only 15 minutes to Calgary's ring road and 20 minutes to WestHills shopping centre. With plenty of space to entertain and unwind, this home offers a perfect blend of luxury, convenience, and country living. Don't miss out - book your showing today!

Built in 1993

### Essential Information

MLS® #	A2200907
Price	\$1,445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	5.73
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	240109 Range Road 34 Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2W2

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Pantry, Skylight(s),
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	Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Lawn, Level, Private, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	3
Zoning	R-RUR

### Listing Details

Listing Office	Royal LePage Benchmark
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