

\$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, Freezer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
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 6

Zoning R-CRD

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.