

\$2,550,000 - 240067 Range Road 31, Rural Rocky View County

MLS® #A2092143

\$2,550,000

4 Bedroom, 4.00 Bathroom, 2,077 sqft
Residential on 17.66 Acres

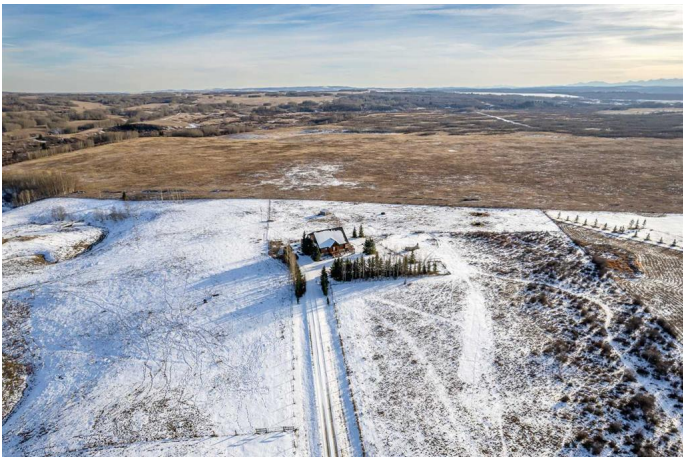
Springbank, Rural Rocky View County, Alberta

DEVELOPER ALERT || Uncover Limitless Potential in this 17.66-Acre South Springbank gem being offered in conjunction with an adjacent 17.78 acres (A2092059). Nestled amongst established acreages and high density rural development, just minutes West of Calgary city limits, this exceptional property represents an extraordinary investment opportunity. Surrounded by the pristine mountain air and mesmerizing mountain views, the canvas for your vision is as boundless as the horizon itself. Presently, the property boasts a cozy 3-bedroom, 2.5-bathroom log home, offering a comfortable base for your endeavors. The seller prefers an extended possession or lease-back option, elevating the property's appeal for your development plans.

Built in 2000

Essential Information

MLS® #	A2092143
Price	\$2,550,000
Sold Price	\$2,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,077



Acres	17.66
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	240067 Range Road 31
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z2V6

Amenities

Parking	None
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Interior

Interior Features	Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Views
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	February 4th, 2024

Days on Market	88
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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