

\$1,295,000 - 181 Springbank Heights Place, Rural Rocky View County

MLS® #A2107676

\$1,295,000

6 Bedroom, 4.00 Bathroom, 3,138 sqft
Residential on 1.98 Acres

Springbank Heights, Rural Rocky View County, Alberta

EXCEPTIONAL VIEWS from this large renovated family home in the private and desirable area of Springbank Heights. Welcoming you as you approach is a large circular driveway with large mature trees. This 6 bedroom 4 bath split level home has had several recent updates including new kitchen, bathrooms, flooring, paint, led lighting, baseboards, casings, interior doors, newer windows, patio doors, new deck, window coverings and custom California Closets to name a few. The bright large front foyer welcomes your guests to an inviting main floor living room with a wood burning fireplace, a family room and spacious kitchen and dining room. Down the hall you will find the main 3pc bath, 5th bedroom or possible main floor office, and laundry / mudroom. The west facing all season room is a peaceful space to have coffee or use as a workout room, and offers access to the west facing deck, and the hot tub and BBQ area. Head upstairs to 4 large bedrooms including the master – all with custom California closets. Downstairs in the walkout basement is a large and bright recreation room with wet bar, and further down you will find a private tv or video game room, as well as an additional large bedroom and full bath. The west facing backyard overlooks your mature landscaping and large trees with views of the mountains and of the Bow River



Valley. Looking east your views are of downtown Calgary and stunning sunrises out your front windows. There is so much storage in this large family home, a massive oversized double heated garage with lots of shelving and in the rear of the home you will also find another outdoor storage garage under the home perfect for quads, lawn equipment, bikes, sports equipment etc. There is also plenty of room in the front of the property to build a shop or second garage if you so desire, or chose to use this fenced space for your dogs to run, or perhaps a sports court or rink is in your future? There are lots of options here for you to explore. This location is unbelievably private and quiet and is surrounded by amazing neighbours. Close to awesome schools, a quick drive to anywhere in west Calgary, (just under 12 minutes to the new ring road) but just far enough that you will enjoy peace and quiet - youâ€™ll love living here. Welcome home!

Built in 1978

Essential Information

MLS® #	A2107676
Price	\$1,295,000
Sold Price	\$1,270,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,138
Acres	1.98
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	181 Springbank Heights Place
Subdivision	Springbank Heights
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1C4

Amenities

Parking	Additional Parking, Double Garage Attached, Driveway, Golf Cart Garage, Heated Garage, Oversized, RV Access/Parking
---------	---

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, No Smoking Home, See Remarks, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Kennel, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 4th, 2024
Days on Market	19
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.