



GRASSROOTS

REALTY GROUP

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243222 Range Road 32
Rural Rocky View County, Alberta

MLS # A2303193



\$2,195,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,954 sq.ft.	Age:	1994 (32 yrs old)
Beds:	7	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	4.97 Acres		
Lot Feat:	Lawn, Open Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: shed

OPEN HOUSE May 2nd 12-2 PM Experience the perfect blend of space, comfort, and convenience with this exceptional 4.97-acre property, offering a truly unbeatable micro-location. Surrounded by breathtaking mountain views, this private acreage delivers the lifestyle you've been searching for- peaceful, scenic, and just minutes from all essential amenities. This spacious home features 7 generously sized bedrooms and 3 bathrooms, making it ideal for large families or those who love to host. The open floor plan creates a seamless flow between living spaces, perfect for both everyday living and entertaining. Large windows and multiple decks take full advantage of the stunning views, bringing the outdoors in and offering the perfect spots to relax and unwind. Recent updates include a newer furnace, roof, and siding, providing a peace of mind and added value. The property also boasts a heated 3 car garage with brand new garage doors, offering ample space for vehicles, storage, and hobbies. Located close to schools, Springbank Park for All Seasons, shopping and other key amenities, this property combines rural tranquility with urban convenience. With its private setting, expansive land, and thoughtful updates, this is acreage living at its finest.