



GRASSROOTS
REALTY GROUP

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245249 Range Road 31A
Rural Rocky View County, Alberta

MLS # A2319230



\$2,000,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,270 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	No Neighbours Behind, Private, See Remarks, Treed		

Heating: In Floor, Hot Water

Water: Well

Floors: Carpet, Hardwood, Tile

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CRD

Foundation: Wood

Utilities: -

Features: See Remarks

Inclusions: Lawn tractor and one fridge in the garage will remain, house furniture negotiable

PRICE IMPROVEMENT!!! Prestigious Springbank acreage living on a private 4-acre parcel in one of the area's most sought-after locations. Ideally situated just minutes from Calgary, Cochrane, and the growing Bingham Crossing commercial development, this exceptional property offers quick and convenient access to downtown Calgary, Stoney Trail, and the Trans-Canada Highway for an easy commute to Banff and the Rocky Mountains. The extensively updated two-storey home offers 2,270 sq. ft. of bright, functional living space with 4 bedrooms and 2.5 bathrooms. The renovated kitchen features quartz countertops, stainless steel appliances, and abundant natural light, while spacious living areas provide plenty of room for family living and entertaining. A large rear deck overlooks the acreage, creating the perfect setting to enjoy the privacy and tranquility of country living. The fully developed basement adds additional living space and a fourth bedroom. Additional features include in-floor heating, a triple attached garage, upgraded mechanical systems, central vacuum, air exchanger, and a new water filtration system with water collection tanks. A major highlight of the property is the heated commercial-grade shop offering over 2,800 sq. ft. of versatile workspace. Featuring 13.5-foot ceilings, a 12-foot overhead door, 3-phase power with a 42 kW transformer, in-floor heating throughout, excellent access, and a practical layout with dedicated work and storage areas, the shop is ideally suited for trades, fabrication, automotive use, equipment storage, or a home-based business. The shop also offers excellent income potential, with comparable space in the area capable of generating solid rental earning potential. Adding even greater value, the 4-acre parcel offers subdivision potential, subject to municipality approval and buyer verification, providing future

owners with flexibility and additional possibilities. Rarely does a property offer a renovated family home, triple attached garage, commercial-grade shop, acreage living, income potential, and subdivision potential in one exceptional package. Located near highly regarded Springbank schools and offering convenient access to Calgary, Cochrane, major transportation routes, and the mountains, this is a unique opportunity to live, work, and invest in one of Springbank's most desirable communities.