



**64 Springland Manor Crescent
Rural Rocky View County, Alberta**

MLS # A2324408

\$3,425,000



Division:	Springland Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,468 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	2.45 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many		

Heating:	Boiler, Fan Coil, Hot Water, Natural Gas	Water:	Co-operative
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-24-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Just minutes from the city limits, in the quiet enclave of Springland Manor, you will find a country estate unlike any other. This 5 bedroom, 5.5 bathroom residence sits on a 2.45 acre pie lot with south exposure, surrounded by mature trees with no homes behind, offering a true sense of privacy rarely found this close to the city. The grounds have been beautifully manicured with walkways and gardens, featuring its own golf tee box, and a partially fenced yard, perfect for kids or pets. With so much private land, this property creates the perfect luxury acreage oasis. Originally built in 1998, this home has been fully reimagined and meticulously updated throughout, offering over 8,000 square feet of exquisitely developed living space. High-end appliances, natural stone countertops, and hardwood floors run throughout, reflecting a level of craftsmanship that must be seen in person to fully appreciate. The main floor centered around a chef's kitchen with custom-built cabinetry, a Wolf gas range with dual oven, professional stainless steel range hood, Sub-Zero refrigerator, and Wolf microwave oven. A fabulous dining area offers room for hosting large gatherings, while the elegant living room is warmed by a feature fireplace with a natural stone surround. Rounding out the main floor is a private home office and a primary bedroom retreat with direct access to the hot tub, a walk-in closet with custom cabinetry, and a stunning ensuite bathroom flooded with natural light. Upstairs, three secondary bedrooms await, two complete with their own ensuites and walk-in closets, along with an additional 3-piece bathroom for family or guests. A large, vaulted entertainment room completes this level, the perfect playroom, flex space, or TV room, ready to become whatever your family needs it to be. The lower level is every bit as impressive, offering a theatre room, fitness room, games area, wet bar

with Sub-Zero beverage center, and an additional guest bedroom, the kind of space that adapts effortlessly to however you choose to use it. Step outside and the entertaining continues. The recently redone rear patio is a true resort-style retreat, complete with a full outdoor kitchen featuring a built-in BBQ and pizza oven, ideal for warm summer nights with family and friends. An extensive patio and fire pit area carry the indoor-outdoor lifestyle even further; all set against the privacy of the mature, tree-lined grounds. Practical luxury continues in the attached, massive 38' x 23' triple car garage, complete with a separate workshop area and ample storage. Whether you're gathered around the fire pit, firing up the pizza oven for a summer evening, practicing your short game on the golf green, or simply unwinding by the hot tub, this property offers a rare blend of privacy, luxury, and space, all just a short drive from the conveniences of Calgary. Don't miss out on this incredible luxury acreage property!