



GRASSROOTS
REALTY GROUP

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250 Huggard Road
Rural Rocky View County, Alberta

MLS # A2335996



\$1,350,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,054 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Stone, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-24-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RUR-R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

LOCATION, LOCATION, LOCATION! Discover the perfect blend of space, privacy, and convenience on this exceptional 4-acre Springbank acreage, ideally situated just minutes from Calgary. This 2,054 sq. ft. bungalow offers 5 bedrooms, 4 bathrooms, and an oversized 24' x 25' double attached garage, providing plenty of room for the entire family. One of the property's greatest advantages is its unbeatable location. Situated within walking distance of Springbank Elementary, Middle, and High Schools, your children can enjoy the rare convenience of walking to school while you enjoy the peace and privacy of acreage living. Privacy is truly a premium here. The property fronts and backs onto farmland, creating peaceful country views and a sense of seclusion that is increasingly hard to find. The entire parcel is fully fenced and surrounded by mature trees, offering privacy, security, and plenty of room to enjoy the outdoors. For recreation, Springbank Park for All Seasons is just minutes away, featuring athletic fields, an outdoor ice arena, two indoor arenas, and a curling rink. Head down the road and you'll find Calaway Park, Calgary's only amusement park, perfect for family fun throughout the summer. Nearby Bingham Crossing adds even more convenience with shopping, services, and the highly anticipated flagship Costco location. Enjoy the best of both worlds — peaceful countryside living with exceptional access to schools, recreation, shopping, and Calgary's amenities. Properties offering this combination of acreage, privacy, schools, and location rarely come available. Don't miss this incredible opportunity to own your piece of Springbank. Book your private showing today!