



GRASSROOTS
REALTY GROUP

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244114 Range Road 32
Rural Rocky View County, Alberta

MLS # A2340537



\$1,850,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,311 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	5.29 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	negotiable		

Beautiful central Springbank location! Set on a private 5.29 acres, this is a lovely and rare listing to see the market. This family walkout bungalow boasts over 2300ft on the main level and another nearly 2200ft on the walkout level. The main level is open with high or vaulted ceilings throughout and has 3 bedrooms + an office. Off the kitchen, is a beautiful SE facing deck space that plays a great host to the morning sun. This home and property has always been very well maintained and it has had many improvements. The walkout level is made for casual family living (big living space, 3 bedrooms, 4pc bath, sauna, hot tub, wet bar, fireplace). The well is productive. The attached garage is oversized + has high ceilings that could accommodate a lift, + there is a detached garage for your hobby work and yard equipment. This property also provides additional options that include the potential for livestock or a secondary dwelling. All levels of Springbanks highly rated schools are nearby and the Springbank Park For All Seasons is also very close.