

# \$1,450,000 - 25273 Lower Springbank Road, Rural Rocky View County

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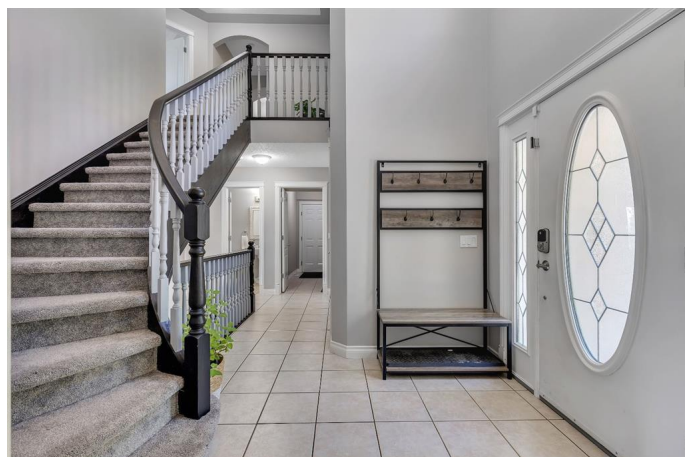
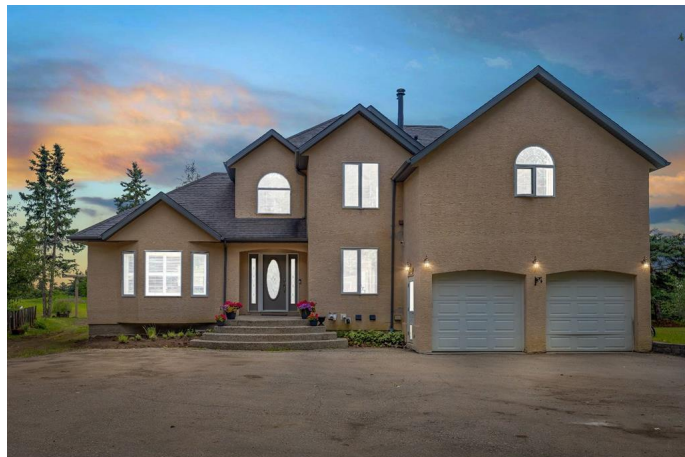
MLS® #A2237853

**\$1,450,000**

3 Bedroom, 3.00 Bathroom, 2,799 sqft  
Residential on 4.60 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to your own countryside retreat. Nestled in the heart of Springbank, this property has all the peace and quiet of rural living while being minutes from the city. Down a secluded, tree-lined driveway you will find the gorgeous 4.6 acre property with mountain-views and plenty of space for lawn, gardens and recreation. As you step inside the home you find yourself in a bright and airy foyer, complete with 2-storey ceilings. Right off the foyer is a spacious and elegant living room complete with gas fireplace and plenty of windows to let in natural light. The kitchen looks towards the mountains and comes fully equipped with modern-stainless steel appliances including range, oven, microwave and dishwasher. Ample island space gives you all the room you will need for cooking and entertaining. Enjoy coffee in the breakfast nook with views of your expansive backyard and the stunning Rocky Mountains. The main level is perfect for both entertaining and relaxing, with a large family and media room directly off the kitchen, perfect for unwinding while catching up on your favourite shows or being the host on game night. Additionally, there is a double car attached garage and lots of driveway parking outside. Upstairs you will find the oversized primary, with enough room for a sitting area or office, along with the connected ensuite and walk-in closet. You will find two more bedrooms upstairs, one with a



large vaulted ceiling feature and walk-in closet as well as a fully equipped laundry room for lots of linen storage and room for hanging clothes. The basement is partially finished and a perfect canvas to turn into a games room, additional bedrooms, or storage. All of the mechanical system has been well maintained along with the well system which makes moving in turn-key! This property is also the perfect candidate for redevelopment, on a rare large lot right in the heart of Springbank, with mountain views and unlimited potential for yard, recreation, and quiet country living. Book a showing today to see your countryside retreat.

Built in 2002

### **Essential Information**

MLS® #	A2237853
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,799
Acres	4.60
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	25273 Lower Springbank Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3K6

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Vaulted Ceiling(s), Sump Pump(s)
Appliances	Dryer, Microwave, Oven, Range, Refrigerator, Washer, Freezer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	9
Zoning	R-RUR

## Listing Details

Listing Office	Grey Rock Properties
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