

\$1,699,000 - 30 Springland Manor Drive, Rural Rocky View County

MLS® #A2249453

\$1,699,000

3 Bedroom, 4.00 Bathroom, 2,211 sqft
Residential on 2.04 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to 30 Springland Manor Drive – a well-built estate in the desirable community of Springbank, offering the peace of country living with the convenience of being just minutes from Calgary. The property sits on a large, fully fenced lot framed with beautiful lilacs on one side and thriving saskatoon berry trees, providing privacy and seasonal enjoyment.

The main home offers a solid structure with spacious rooms and a practical layout, making it ideal for immediate enjoyment while also holding excellent potential for future updates or further development.

At the back, you’ll find a separate one-bedroom, one-bathroom space that can serve as a private office, studio, or guest area, complete with its own garage bay. In total, the property includes two separate garages with 6 indoor parking spots, along with a huge driveway that easily accommodates additional vehicles – perfect for car enthusiasts or large gatherings.

The grounds feature multiple patio areas, mature landscaping, and ample space for recreation or expansion. With quick access to top-rated schools, golf courses, shopping, and major routes, this is a rare opportunity to own a property with both immediate comfort and



long-term potential in sought-after Springbank.

Built in 1993

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2249453 |
| Price | \$1,699,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,211 |
| Acres | 2.04 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 30 Springland Manor Drive |
| Subdivision | Springbank |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z3K1 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Attached, Single Garage Attached, Triple Garage Attached |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s) |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Water Softener, Window Coverings |
| Heating | Forced Air, Boiler |
| Cooling | Central Air |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Square Shaped Lot, Views |
| Roof | Clay Tile |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 17th, 2025 |
| Days on Market | 1 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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