

# \$1,198,000 - 31156 Township Road 251a, Rural Rocky View County

---

MLS® #A2230474

**\$1,198,000**

4 Bedroom, 3.00 Bathroom, 2,721 sqft  
Residential on 2.44 Acres

NONE, Rural Rocky View County, Alberta

Step back in timeâ€”and into an incredibly solid and spacious bungalow nestled on 2.44 acres of beautifully treed land. This 2,721 sq ft home was built in the 1970's and still proudly showcases its original character, lovingly maintained by its original owner.

The kitchen offers a retro vibe with a sunshine ceiling, warm cabinetry, and a cozy breakfast nook, while a full formal dining room is perfect for hosting gatherings. Two spacious living areasâ€”a formal living room and a large family roomâ€”feature classic wood-burning fireplaces and plenty of space to relax or entertain.

Just off the double attached garage, youâ€™™ll find a convenient wing that includes a powder room, sauna, and laundry/mudroomâ€”a functional and thoughtful layout for active acreage living.

Down the hall, youâ€™™ll find four generously sized bedrooms, including a primary suite with its own ensuite bath and walk-in closet. Diamond-pane windows throughout the bedroom wing add a charming architectural touch and fill each room with natural light and character.

With solid construction, sprawling square footage, and mature landscaping, this is a rare opportunity to own a home with both heart and potential. Whether you love the retro flair or envision a full renovation, the possibilities here are endless. Surrounded by tall trees and lush



greenery, the property feels highly secluded and peaceful, offering a sense of escape thatâ€™s rareâ€”yet itâ€™s just minutes to Calgaryâ€™s west edge and everyday conveniences.

And with Springbank Links Golf Course just 750 metres away, youâ€™re never far from a relaxing round of golf or a beautiful evening walk. Peaceful, private, and packed with personalityâ€”this is classic Springbank living with a nostalgic twist.

Built in 1976

### Essential Information

MLS® #	A2230474
Price	\$1,198,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,721
Acres	2.44
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31156 Township Road 251a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1E6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Walk-In Closet(s), Sauna  
Appliances Garage Control(s), Range, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Brick Facing, Stone, Wood Burning  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Fruit Trees/Shrub(s), Private, Treed, Native Plants  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 17  
Zoning R-CRD

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.