

\$1,399,900 - 243216 Range Road 32, Rural Rocky View County

MLS® #A2230613

\$1,399,900

4 Bedroom, 3.00 Bathroom, 2,779 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

At the end of this private no-through road surrounded by aspens is this custom-built home nestled on 2 acres of sprawling countryside in South Springbank. Surrounded by wide open views as far as the eye can see, this incredible two storey enjoys upgraded vinyl plank floors & quartz countertops, 4 bedrooms up, huge oversized 2 car garage with infloor heating, â€˜greenâ€™™ equipped with 12kW of LG solar panels & a 10kW Generac home back-up generator. With over 3400sqft of air-conditioned space spread over 3 levels of stylish living, this amazing home features expansive windows & LED lighting throughout, sun-drenched living room with fireplace, open concept dining room & sleek white kitchen with quartz counters & waterfall island, big walkthrough pantry & LG/Sharp stainless steel appliances including gas stove/convection oven. Head on upstairs to the upper level where youâ€™™ll find 4 great-sized bedrooms 2 full bathrooms â€˜highlighted by the ownersâ€™™ retreat with deep walk-in closet & spa-inspired ensuite with quartz-topped double vanities, free-standing tub & oversized glass shower. Between the bedrooms is a super loft/bonus room which makes a terrific lounge or media room. Completing the 2nd floor is the laundry room with sink & LG steam washer & dryer. The lower level â€˜with toasty infloor heating & engineered hardwood flooring, is beautifully



finished with a tremendous games/rec room with oversized windows, future bathroom with roughed-in plumbing, loads of storage space & utility room with Whirlpool water softener, Gradient syncFURNACE, radon mitigation/sump pump system & Fronius grid tied solar inverter system. Additional features & extras include two automated Velux skylights, custom window blinds, triple-pane windows with a few further upgraded European-style windows & doors, fantastic deck where you can bask in the sun, metal exterior & roof. Beautiful fire-pit area where you can catch a glimpse of the mountains. Prime location to Springbank Road & the TransCanada Highway, only minutes to the Webber Academy Athletic Park & Calaway Park, Edge School, Springbank airport & easy access to 69th Street LRT Station, downtown, Cochrane & the mountains.

Built in 2019

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2230613 |
| Price | \$1,399,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,779 |
| Acres | 2.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 243216 Range Road 32 |
| Subdivision | Springbank |

| | |
|-------------|-------------------------|
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 2E3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Garage Faces Side, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Skylight(s), Sump Pump(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating | Forced Air, In Floor, Propane, Solar |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Gentle Sloping, Landscaped, Views, Open Lot |
| Roof | Metal |
| Construction | Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 10 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.