

30 Springland Manor Drive  
Rural Rocky View County, Alberta

MLS # A2249453



**\$1,699,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,211 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Single Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	2.04 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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.