

31156 Township Road 251A
Rural Rocky View County, Alberta

MLS # A2230474



\$1,280,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,721 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.44 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Native Plants, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Sauna, Walk-In Closet(s)		

Inclusions: All Appliance (As is)

Step back in time—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 areas—a formal living room and a large family room—feature classic wood-burning fireplaces and plenty of space to relax or entertain. Just off the double attached garage, you'll find a convenient wing that includes a powder room, sauna, and laundry/mudroom—a functional and thoughtful layout for active acreage living. Down the hall, you'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 that's rare—yet it's just minutes to Calgary's west edge and everyday conveniences. And with Springbank Links Golf Course just 750 metres away, you're never far from a relaxing round of golf or a beautiful evening walk. Peaceful, private, and packed with personality—this is classic Springbank living with a nostalgic twist.