

\$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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