

\$1,280,000 - 31156 Township Road 251a, Rural Rocky View County

MLS® #A2230474

\$1,280,000

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

NONE, Rural Rocky View County, Alberta

****OPEN HOUSE - Sat June 14**

(11-1pm) **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€™™ 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€™™ 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 | \$1,280,000 |
| 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, Sauna, Walk-In Closet(s) |
| 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), Native Plants, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.