

# \$1,699,000 - 30 Springland Manor Drive, Rural Rocky View County

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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), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Chandelier |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Water Softener, Window Coverings, Gas Cooktop                                     |
| 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, Private, Views, Many Trees, Square Shaped Lot |
| Roof              | Clay Tile                                                                                                                            |
| Construction      | Brick, Stucco                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CRD             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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