

# \$1,099,900 - 3 Wildflower Hill, Rural Rocky View County

MLS® #A2229584

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.20 Acres

Springbank Links, Rural Rocky View County, Alberta

Located in the prestigious Springbank Links community, welcome to this beautifully renovated bungalow offering modern luxury and peaceful Rocky View County living. Fully upgraded inside and out over the past three years, this home combines style, comfort, and efficiency. The exterior boasts fresh finishes, professional landscaping with an irrigation system, and elegant gemstone lighting that enhances the property's curb appeal. Inside, new triple-pane windows flood the bright, open main floor with natural light and help maintain energy efficiency. The primary bedroom features a luxurious ensuite with a spacious glass shower, a high-end Bain Ultra double-sized air jet tub, dual vanities with quartz countertops, and a large walk-in closet and a spacious laundry complete with sink. The gourmet kitchen includes new premium appliances, highlighted by a Wolf induction range with an installed gas line for flexibility. The breakfast nook opens onto a refinished deck, perfect for seamless indoor-outdoor living and enjoying stunning Southern views. The cozy great room is anchored by a stunning marble fireplace, complete with wood mantle. The fully finished Sunshine basement includes three bedrooms, a new bathroom, dry bar and a spacious office area with built-in shelves and three handcrafted wood desks. Heated floors throughout the basement add extra comfort. Two laundry setups—one upstairs within the primary suite and another



downstairsâ€”make chores easy. Car enthusiasts will appreciate the oversized heated garage with a new polyurethane floor coating and dedicated furnace heat. Mechanical upgrades include replacement of all Poly B plumbing, a new furnace, hot water tank, water softener, reverse osmosis system, boiler, garage furnace, central air conditioning, and central vacuum system. With every detail thoughtfully renovated for longevity and ease, this truly is a turnkey home just minutes from Calgary, close to top schools, scenic trails, and Springbank Links Golf Courseâ€”offering a rare opportunity for refined country living.

Built in 1998

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229584                         |
| Price          | \$1,099,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 1                                |
| Half Baths     | 2                                |
| Square Footage | 1,548                            |
| Acres          | 0.20                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3 Wildflower Hill       |
| Subdivision | Springbank Links        |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z1C1                  |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Colf Course   |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversized, Workshop in Garage, Heated Garage |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)                           |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Humidifier, Water Softener |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Lighting, Private Yard  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | DC25, DC26      |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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