

\$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€™â€”a formal living room and a large family roomâ€™â€”feature classic wood-burning fireplaces and plenty of space to relax or entertain.

Just off the double attached garage, youâ€™™ll find a convenient wing that includes a powder room, sauna, and laundry/mudroomâ€™â€”a functional and thoughtful layout for active acreage living.

Down the hall, youâ€™™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 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
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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
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