

# \$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 â€” 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, youâ€™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 â€” 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, Views, Square Shaped Lot
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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