

# \$1,198,000 - 31156 Township Road 251a, Rural Rocky View County

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MLS® #A2230474

**\$1,198,000**

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

NONE, Rural Rocky View County, Alberta

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€™™ll 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€™™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          | \$1,198,000                      |
| 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, Walk-In Closet(s), Sauna  
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), Private, Treed, Native Plants  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 15  
Zoning R-CRD

### Listing Details

Listing Office eXp Realty

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