

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

---

MLS® #A2249453

**\$1,699,000**

3 Bedroom, 4.00 Bathroom, 2,211 sqft  
Residential on 2.04 Acres

Springbank, Rural Rocky View County, Alberta

Open House Cancelled - 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), 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           | Boiler, Forced Air                                                                                                                                       |
| 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 | 11                |
| Zoning         | R-CRD             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.