

# \$1,589,000 - 27 Corral View, Rural Rocky View County

MLS® #A2191163

**\$1,589,000**

3 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 2.79 Acres

Springbank, Rural Rocky View County, Alberta

Experience the Cinematic Beauty of this Incredible Property, Nestled on a beautifully landscaped 2.79-acre lot in The Ranch at Springbank, this stunning walkout bungalow offers an impressive 3 bedrooms, 3.5 baths, and over 3,370 sqft of living space, complemented by a triple heated garage. As you step inside, you're greeted by a spacious tiled foyer that seamlessly flows into a bright, open floor plan featuring high coffered ceilings and gleaming hardwood floors. The expansive living area is perfect for entertaining, with a striking 3-sided fireplace that divides the dining space from the newly transformed chef-inspired kitchen. Since 2022, numerous upgrades have been made throughout the home, including the kitchen and appliances, primary ensuite with steam shower, new carpet, fresh paint, and updates to the mechanical systems, including the furnace and boiler. The garage has also been upgraded with paneling and epoxy flooring. The living area and kitchen offer breathtaking views of the private backyard and ravine. Step outside onto the large two-level deck that spans the back of the home, offering ample space for entertaining family and friends on warm summer nights. The upper level of the home features a spacious bedroom and a luxurious primary suite, complete with a spa-like ensuite that includes heated floors, a double-sink vanity, and a beautifully designed steam shower. The sunlit walk-out basement is designed for both entertaining and relaxation,



featuring in-floor heating, a wet bar, a large guest bedroom, a versatile gym/flex space, and a sizable family/game room. Additionally, there are two storage rooms, one of which is perfect for conversion into a wine cellar. The basement is finished with a beautifully appointed 4-piece bath. From the walk-out, enjoy access to a covered concrete patio that overlooks the meticulously maintained east-facing backyard, with stunning views of the protected ravine and reservoir. Additional highlights include panoramic city views, underground sprinklers, a spacious driveway with RV parking, composite lifetime tile roofing, and air conditioning. Take advantage of the best of Springbank County living, with convenient proximity to The Edge School for Athletes, various private schools, Springbank High School, Springbank Middle School, and Springbank Park for All Seasons. Located just minutes west of Calgary, with easy access to Winsport, COP, and the awe-inspiring Rocky Mountains. Amazing Value, \$370k under bank appraisal.

Built in 2002

**Essential Information**

MLS® #	A2191163
Price	\$1,589,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	2.79
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Active

### Community Information

Address 27 Corral View  
Subdivision Springbank  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T3Z 3B7

### Amenities

Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Storage, Tray Ceiling(s), Wet Bar  
Appliances Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Bar Fridge, Gas Range, Window Coverings, Water Purifier  
Heating Forced Air, Natural Gas, Boiler, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Dog Run, BBQ gas line, Storage  
Lot Description Landscaped, Lawn, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, No Neighbours Behind, Paved, Pie Shaped Lot, Private, Secluded  
Roof Other  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed	February 6th, 2025
Days on Market	84
Zoning	CR1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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