

# \$1,295,000 - 240 Huggard Road, Rural Rocky View County

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MLS® #A2214710

**\$1,295,000**

3 Bedroom, 5.00 Bathroom, 2,678 sqft  
Residential on 4.00 Acres

Springbank, Rural Rocky View County, Alberta

Attention Renovators / Builders come view this Handy man special. This is an outstanding opportunity to LIVE THE DREAM in the sought after SPRINGBANK area, in this over 2670 SQ FT Bungalow with over 4500 sq. ft. of developed living space. Enjoy the country life on this spectacular 4 Acre parcel with stunning Mountain views. For the Car enthusiast there are both a new triple and a double detached garage, plus a barn with drive thru doors that fits 5 plus vehicles. The Barn has a Loft / Studio as well for added space. Spectacular MOUNTAIN VIEWS from the main floor and from the expansive rear deck.. In the front of the house off the Family room there is an additional deck . Mature trees, arched footbridge over the man-made creek and rockeries enhance the outdoor living space. The home itself is an open design with ample room for everyone's needs and leaves room for your finishing touches to complete the house to your lifestyle. Features like the spectacular in-floor heated, acid washed cement floors in the full walk out basement. An abundance of natural light pouring through the whole home creating a light and bright warm ambiance. Glamorous curved stairway from the lower level to the main floor, laundry areas on both floors for added convenience, walk in closets, 4 full bathrooms including 2 en suites, and two Kitchens plus so much more. All this located just minutes from Highway #1, nearby



Springbank Airfield, Calaway Park and walking distance to the Springbank Middle School. If you are ready to have a hand in your DREAM HOME step up and book your appointment today.

Built in 1977

### Essential Information

MLS® #	A2214710
Price	\$1,295,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,678
Acres	4.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	240 Huggard Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2C3

### Amenities

Parking	Double Garage Detached, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks, Bathroom Rough-in
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Forced Air, Combination, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Walk-Out

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Other, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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