

# \$1,495,000 - 220 Country Lane Drive, Rural Rocky View County

MLS® #A2236340

**\$1,495,000**

5 Bedroom, 4.00 Bathroom, 2,229 sqft  
Residential on 2.02 Acres

Country Lane Estates, Rural Rocky View County, Alberta

**\*\*OFFERS MUST BE SUBMITTED BY 4PM on SUNDAY, JULY 6\*\*** - Set on a beautifully landscaped and private 2-acre parcel in the heart of Springbank, this timeless 2,229 sq ft walkout bungalow offers the space, comfort, and setting your family has been waiting for. With over 4,200 sq ft of developed living space, 5 bedrooms, 3.5 bathrooms, and every detail thoughtfully designed, this property perfectly balances everyday functionality with rural charm.

From the moment you arrive, youâ€™ll feel the care thatâ€™s gone into every inch of this home. The main floor features a bright and open layout with large triple-pane windows that capture sweeping views of the mountains and valley. The living and dining areas are perfectly positioned to enjoy the scenery and connect effortlessly with the heart of the home: an updated kitchen complete with a gas cooktop, built-in oven, and warm cork flooring that continues through to the adjacent family room. The west-facing living room is warm and welcoming, with incredible natural light and room for gatherings both large and small. Step outside onto the expansive wraparound deck to take in the sunset and appreciate the peaceful beauty of your surroundings.

There are three bedrooms on the main floor, including a lovely primary suite with a 5-piece ensuite and generous closet space. A powder



room, full bath, and a large mudroom with main floor laundry provide added comfort and convenience.

Downstairs, the fully developed walkout basement features in-floor heating, two additional large bedrooms, another full bathroom, and a wide-open rec room with a wet barâ€”perfect for entertaining or relaxing. Thereâ€™s also a dedicated office or workout room, offering valuable flex space for how your family lives. From here, step directly onto the sheltered lower patio and unwind in the hot tub or enjoy a shaded break from the sun in total privacy.

Car lovers and hobbyists will appreciate the oversized heated triple attached garage, fully plumbed with hot and cold waterâ€”perfect for winter rinses or messy projects. The separate heated single garage/workshop is equally impressive, complete with attic insulation for storage and room for tools, equipment, or creative pursuits. The yard is a showstopper, with mature trees, manicured gardens, custom drainage, and permanent holiday lighting to add a festive touch year-round.

Set in Springbank with quick access to Calgary, Cochrane, and the mountains, this home is an ideal base for both daily life and weekend escapes. Close to excellent schools, recreation, and amenities, itâ€™s the kind of place your family can grow into for generations.

Built in 1996

**Essential Information**

MLS® #	A2236340
Price	\$1,495,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,229
Acres	2.02
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	220 Country Lane Drive
Subdivision	Country Lane Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1J4

### Amenities

Parking	Heated Garage, Insulated, Oversized, Single Garage Detached, Triple Garage Attached, Workshop in Garage
# of Garages	4

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Bar, Beamed Ceilings, Track Lighting
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Lighting, Storage, RV Hookup
Lot Description	Back Yard, Garden, Landscaped, Native Plants, No Neighbours Behind, Treed

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	R-CRD

**Listing Details**

Listing Office	eXp Realty
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