Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

33076 Township Road 243
Rural Rocky View County, Alberta

MLS # A2330875



$3,360,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,489 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Oversized, Quad or More Detached, Workshop in Garage		
Lot Size:	9.12 Acres		
Lot Feat:	Cul-De-Sac, Level, Private, Views		

Heating:	Forced Air	**Water:**	Private
Floors:	Ceramic Tile, Hardwood	**Sewer:**	Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	21-24-3-W5
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-RUR
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Take advantage of this rare opportunity to own over 9 acres in the heart of Springbank, featuring a massive riding arena, a beautifully renovated and heated barn, a versatile office building, and a charming 5-bedroom, 3.5-bathroom home with breathtaking mountain views. This property has undergone over $900,000 in renovations over the past three years. The acreage also offers strong subdivision potential, with the possibility of creating up to two additional lots in the future. The impressive 8,120 sq. ft. arena offers exceptional versatility, making it ideal for recreation, events, storage, workshops, or a variety of other uses. The extensively renovated barn has been upgraded with structural improvements, a new concrete floor, added insulation, and reconfigured to provide functional storage as well as a versatile indoor recreation. The quonset has also been thoughtfully renovated and converted into a functional office with a dedicated meeting room, offering exceptional flexibility for home-based business or ranch operations. Upon entering the home, you'll be welcomed by soaring vaulted ceilings that lead into the living room, creating an inviting space for entertaining. The kitchen offers everything you need, including a central island with a breakfast bar beautifully illuminated by a stained-glass pendant light. The spacious primary suite features a walk-in closet with organizers and a 4-piece ensuite, while two additional bright bedrooms provide comfortable accommodations for family or guests. Additional highlights include a cozy family room with a gas log fireplace and wet bar, elegant built-ins in the dining room, and beautiful wood ceilings throughout the home's main living areas. The fully renovated basement expands the living space with two additional bedrooms, a full bathroom, and hardwood flooring throughout, offering excellent flexibility for extended

family or guests. Additional improvements include a dual-stage whole-home water filtration system, a solar-powered carport, and numerous recent upgrades completed throughout the property, further enhancing its comfort, functionality, and long-term value. Located in one of Springbank's most desirable communities, this exceptional property offers access to one of Alberta's most sought-after school districts while providing quick and convenient access to the mountains. Don’t miss this opportunity—book your private showing today!

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