

POPOWICH & COMPANY

PROUDLY PRESENTING

— 266 Country Lane Drive —



Rocky View County.
Springbank

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WELCOME TO COUNTRY LANE ESTATES

This desirable north Springbank community features excellent access to both private and public schools, and offers a short commute to downtown Calgary and quick escape to the Rocky Mountains! A tremendous family home, in a family neighbourhood, this property boasts nearly 3800 SF of space with 4 Bedrooms (easily convertible to 5) and 3 Bathrooms. Park in the oversized heated triple garage, and make your way into the home. The main floor features an open concept with office/ dining area bright kitchen and welcoming living area.





GREAT LAYOUT WITH OPEN FLOOR-PLAN...

Take in spectacular Rocky Mountain Views overlooking your stunning 2 acre estate. Additionally on the main is a full bath, bedroom and functional mudroom & laundry area.





The Essentials...

MLS	A1169237
STYLE	Detached
BEDROOMS	4
BATHS	3 Full
YEAR BUILT	1994
COMMUNITY	Springbank
TAX	\$5,445.00/2021
SIZE	2,360 sq.ft (AG), 1,413 sq.ft (BG)
BASEMENT	Finished, Walk-Out

EXTERIOR	Brick, Stucco
CONSTRUCTION	Wood Frame
FOUNDATION	Poured Concrete
ROOF TYPE	Cedar Shake
GARAGE TYPE	Triple Garage Attached
HEATING	Forced Air
FLOORING	Carpet, Ceramic Tile, Hardwood
FIREPLACE	2/Double Sided, Gas, Mantle



Bright, beautiful &
spacious living...



THE MASTER

Upstairs is a beautiful office with custom built ins, and the huge master suite.

THE BASEMENT

The walkout basement is perfect for the family with teenagers, with 2 more bedrooms, a full bath and a great recreation and games area. Walkout into a 3 season room, or take-in the dark skies with your private hottub.





Additional Information...

GOODS INCLUDED Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer

ADDITIONAL FEATURES Bookcases, High Ceilings, Pantry

LOT FEATURES Cul-De-Sac, Irregular Lot, Landscaped, Private, Views

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JONATHAN POPOWICH

Cell: 403 923 4700 **Office:** 403 404 0300

Email: Jonathan@PopowichRealEstate.com

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