

# \$1,099,900 - 3 Wildflower Hill, Rural Rocky View County

MLS® #A2229584

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.20 Acres

Springbank Links, Rural Rocky View County, Alberta

Located in the prestigious Springbank Links community, welcome to this beautifully renovated bungalow offering modern luxury and peaceful Rocky View County living. Fully upgraded inside and out over the past three years, this home combines style, comfort, and efficiency. The exterior boasts fresh finishes, professional landscaping with an irrigation system, and elegant gemstone lighting that enhances the property's curb appeal. Inside, new triple-pane windows flood the bright, open main floor with natural light and help maintain energy efficiency. The primary bedroom features a luxurious ensuite with a spacious glass shower, a high-end Bain Ultra double-sized air jet tub, dual vanities with quartz countertops, and a large walk-in closet and a spacious laundry complete with sink. The gourmet kitchen includes new premium appliances, highlighted by a Wolf induction range with an installed gas line for flexibility. The breakfast nook opens onto a refinished deck, perfect for seamless indoor-outdoor living and enjoying stunning Southern views. The cozy great room is anchored by a stunning marble fireplace, complete with wood mantle. The fully finished Sunshine basement includes three bedrooms, a new bathroom, dry bar and a spacious office area with built-in shelves and three handcrafted wood desks. Heated floors throughout the basement add extra comfort. Two laundry setups—one upstairs within the primary suite and another



downstairsâ€”make chores easy. Car enthusiasts will appreciate the oversized heated garage with a new polyurethane floor coating and dedicated furnace heat. Mechanical upgrades include replacement of all Poly B plumbing, a new furnace, hot water tank, water softener, reverse osmosis system, boiler, garage furnace, central air conditioning, and central vacuum system. With every detail thoughtfully renovated for longevity and ease, this truly is a turnkey home just minutes from Calgary, close to top schools, scenic trails, and Springbank Links Golf Courseâ€”offering a rare opportunity for refined country living.

Built in 1998

**Essential Information**

MLS® #	A2229584
Price	\$1,099,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,548
Acres	0.20
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	3 Wildflower Hill
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z1C1

**Amenities**

Amenities	Colf Course
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	DC25, DC26

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.