



THE
A-TEAM

**RE/MAX
FIRST**

241102 VALE VIEW Road, Rural Rocky View County T1X 2G3

MLS® #: **A2131789**

Area: **NONE**

Listing Date: **05/29/24**

List Price: **\$2,200,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1995**

Finished Floor Area
Abv Sqft: **2,058**
Low Sqft:
Ttl Sqft: **2,058**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bi-Level**

Lot Information

Lot Sz Ar: **448,668 sqft**
Lot Shape:

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Private,Treed**
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Tank**
Ext Feat: **Dog Run,Fire Pit,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Gas Stove,Refrigerator,Washer**
Int Feat: **See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 15`3"	Dining Room	Main	13`0" x 8`10"
Kitchen	Main	13`10" x 12`1"	Bedroom - Primary	Main	14`7" x 10`7"
Bedroom	Main	12`2" x 8`3"	Bedroom	Main	12`2" x 7`11"
Sunroom/Solarium	Main	41`5" x 17`6"	4pc Bathroom	Main	7`11" x 6`11"

3pc Bathroom
Family Room
4pc Bathroom
Storage

Main
Lower
Second
Main

6`11" x 5`8"
23`4" x 13`6"
9`11" x 4`11"
10`11" x 10`0"

Den
Bedroom
Laundry
Exercise Room

Main
Lower
Lower
Main

12`5" x 7`3"
15`11" x 4`9"
15`8" x 8`7"
17`11" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110738

Zoning:
CR

Remarks

Pub Rmks:

Here's a great opportunity to purchase 10.3 acres fenced acreage 18 min East of Calgary, right off of HWY1, between Chestermere and Langdon. The main floor of this open concept bi-level home features a kitchen, dining room, living room, 3 bedrooms and 2 bathrooms. The primary bedroom has a 3 -piece ensuite. A large heated sunroom is attached to the back of the house and is currently used as a master bedroom. It contains a hot tub: maintenance on the hot tub is up to date and all hot tub pumps were replaced in 2017. There's another two bedrooms and 1 full bathroom on the lower level. There's a wood burning fire place in the living room and central air conditioning. The home has Central Air and 2-800 litre holding tank for the well water. There's also a gym-room with Wifi Internet and a storage between the house and garage and 2 more storage rooms attached to the garage. A large double heated garage is attached to the home. Also has a dog run and a huge deck off the sunroom. In 2023, new shingles were installed on the home, as well as new soffits, eave troughs, and siding. A new septic tank and pump were installed in 2022. The house sits on approximately 4 acres and is surrounded with plenty of trees and shrubs. There is also a horse pen/ animal shelter close to the house. The electricity is powered by an upgraded 75kva/ 208 amps transformer and a new pole with a transfer switch/ back up power to run the house off of a generator. The property offers two shops, one is approximately 4000 sq. ft., heated and set up as a fully equipped mechanic shop including 1 extended 4 post hoist and a hydraulic rolling jack, tire machine, air lines and 2 air line reels. Lots of lighting with an attached air compressor room. Also comes with 10,000 lb. 3-tier mask fork lift. The second Shop has a partially cemented floor, and power for some lights as well as plugin outlets. It's currently being rented out for \$2000 a month for storage. The property was originally zoned for commercial use, and can be reinstated as such.

Inclusions:

The fully equipped mechanic shop includes 1 extended 4 post hoist and a hydraulic rolling jack, tire machine, air lines and 2 air line reels. Lots of lighting with an attached air compressor room. Also comes with 10,000 lb. 3-tier mask fork lift.

Property Listed By:

Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













