



THE
A-TEAM

**RE/MAX
FIRST**

27 WILLOWVALE ESTATES , Rural Rocky View County T2P 2G7

MLS® #: **A2148361**

Area: **NONE**

Listing Date: **08/13/24**

List Price: **\$849,900**

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: **1940**
Lot Information
Lot Sz Ar: **174,240 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **2,488**
Low Sqft:
Ttl Sqft: **2,488**

DOM

36
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **10**
Garage Sz: **7**

Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard, Garden, Gentle Sloping, No Neighbours Behind, Landscaped

Quad or More Detached, Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Balcony, Garden, Private Yard, Storage**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Range, Refrigerator, Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Ensuite bath	Main	5`3" x 3`8"	4pc Bathroom	Main	9`5" x 6`11"
Bedroom	Main	13`10" x 8`11"	Bedroom	Main	13`2" x 9`6"
Den	Main	13`11" x 7`8"	Den	Main	10`6" x 12`3"
Dining Room	Main	12`11" x 19`2"	Foyer	Main	14`11" x 9`0"
Kitchen	Main	9`8" x 12`8"	Living Room	Main	20`1" x 21`9"
Mud Room	Main	9`5" x 9`8"	Bedroom - Primary	Main	11`8" x 14`8"
Den	Upper	9`11" x 9`8"	Loft	Upper	19`11" x 26`1"

Storage	Basement	7`4" x 6`9"	Storage	Basement	9`0" x 6`4"
Storage	Basement	7`8" x 6`5"	Furnace/Utility Room	Basement	5`6" x 10`7"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-RUR
Legal Desc:	

Remarks

<p>Pub Rmks:</p> <p>Inclusions:</p> <p>Property Listed By:</p>	<p>Escape the City and Embrace the Freedom of Acreage Living Living away from the hustle and bustle of city life offers a unique set of benefits that are truly priceless. Imagine waking up to the sound of birds chirping, not the hum of traffic. Here, you're not just buying a home—you're investing in a lifestyle of peace, privacy, and limitless potential. The Freedom to Create: With 4 acres at your disposal, you have the space to let your imagination run wild. Whether it's building a garden oasis, adding a workshop, or creating a playground for your kids, the possibilities are endless. This property gives you the canvas to craft your dream environment, free from the restrictions of city living. A Blank Slate for Your Dream Home: The existing 1.5 storey home, full of character and potential, is waiting for your personal touch. While it may need some TLC, this is your opportunity to renovate and design a space that truly reflects your style and needs. Imagine customizing each room to suit your lifestyle, creating a home that's uniquely yours. Tranquility and Space: Living on this acreage means enjoying the peace and quiet that only country life can offer. With no neighbors crowding your space, you can enjoy the serenity of your surroundings. Whether it's watching the sunset from your porch, taking a leisurely stroll around your property, or simply enjoying the fresh air, the tranquility here is unmatched. Proximity Without the Chaos: While you're enjoying the benefits of country living, you're still conveniently close to the essentials. Just 10 minutes from Chestermere, 15 minutes to Calgary, and 5 minutes to Langdon, you have easy access to shopping, dining, and entertainment whenever you need it—without sacrificing the peace of your private retreat. If you're ready to embrace a lifestyle of freedom, space, and creativity, this property is your opportunity. Whether you're looking to build, renovate, or simply escape, this acreage offers the perfect blend of potential and tranquility. Ready to make your dream a reality? Contact me today to explore the possibilities!</p> <p>N.A</p> <p>RE/MAX Complete Realty</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123