



THE A-TEAM

RE/MAX FIRST

240004 VALE VIEW Road, Rural Rocky View County T1X2G2

MLS #: A2164336 Area: NONE Listing Date: 09/26/24 List Price: \$1,299,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
Year Built: 1990
Lot Information: Lot Sz Ar: 2,069,100 sqft

DOM

47
Layout
Beds: 4 (2 2)
Baths: 4.0 (4 0)
Style: Acreage with Residence, Bungalow

Access:
Lot Feat: Farm, Lawn, Landscaped, Many Trees, Pasture, See Remarks
Park Feat: Double Garage Attached, Gravel Driveway

Parking

Ttl Park: 0
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler, In Floor, Forced Air, Natural Gas
Sewer: Septic System, Septic Tank
Ext Feat: Storage
Construction: Wood Frame
Flooring: Carpet, Hardwood, Laminate, Linoleum, Tile
Water Source: Well
Fnd/Bsmt: Wood
Kitchen Appl: Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Int Feat: See Remarks, Skylight(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, Bathrooms, and Family Room with their respective levels and dimensions.

**Game Room
Storage**

**Basement
Basement**

**15`1" x 36`8"
5`7" x 7`10"**

**3pc Bathroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**6`0" x 7`9"
8`11" x 11`10"**

Title:
Fee Simple
Legal Desc:

Zoning:
A-Gen

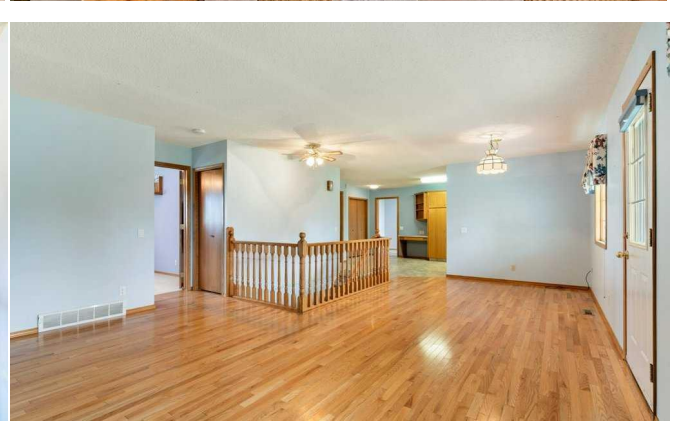
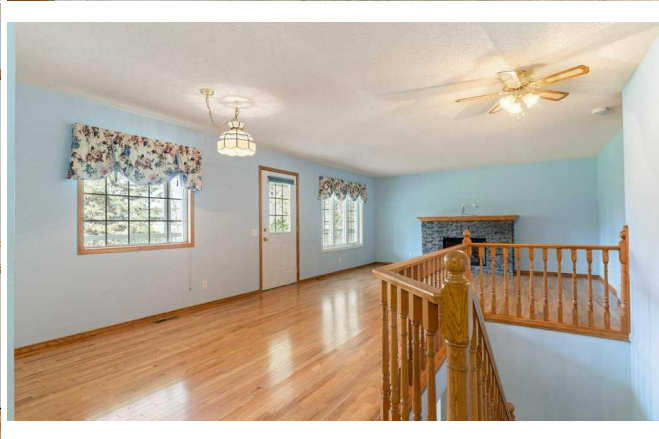
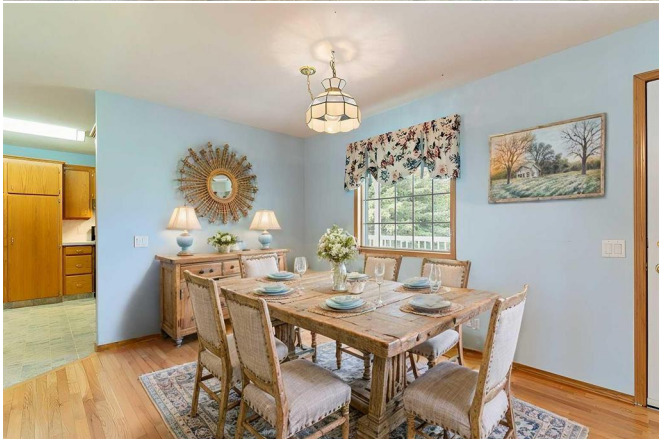
Remarks

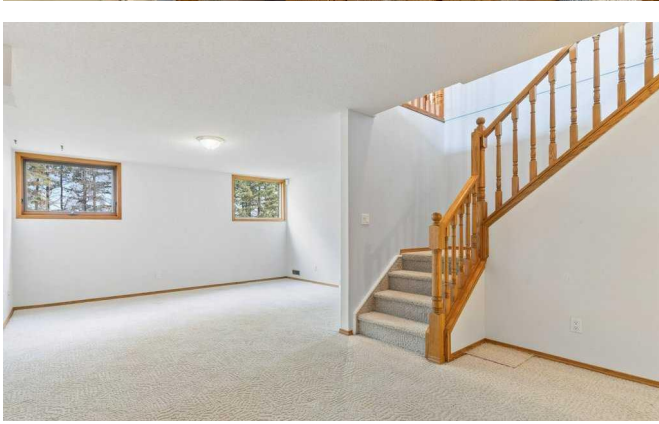
Pub Rmks: **Welcome to 240004 Vale View Rd, Rocky View County, a rural property offering ample space and a quiet environment. The property spans 47.5 acres of flat farmland and is conveniently located minutes from Langdon and a short drive from Highway 1, providing easy access to nearby amenities. The main residence is a 1,636 sq. ft. bungalow that includes an open living room with hardwood floors and a fireplace, a dining area, and a kitchen equipped with oak cabinets and stainless-steel appliances. The home features a large primary bedroom with a 3-piece ensuite, a second bedroom, a main floor laundry room, and a 3-piece bathroom. The basement is fully developed and includes a family room, an office area, a craft room, and two additional bedrooms, including another 3-piece bath. Additional features of the property include an oversized double garage, a large, heated shop, and various outbuildings. Outdoor amenities include a porch and veranda, a large back deck and patio, and 44 acres of fenced pasture and crops ready for agricultural use. The property has water rights that can be applied for through the Western Irrigation District, supporting the surrounding yard. Located a few kilometers from major highways, schools, and essential services, 240004 Vale View Rd offers a balance of rural living with convenient access to suburban facilities. For more information or to schedule a viewing, please contact your Realtor today.**

Inclusions: **All Out Buildings, Shop workbenches and shelving, Kinetico water filtration system,**
Property Listed By: **Royal LePage Mission Real Estate**

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





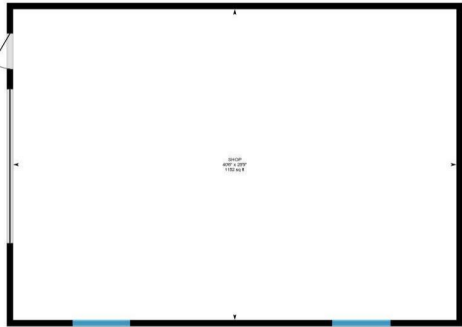






240004 Vale View Rd, Calgary, AB

Shop Excluded Area 1192.31 sq ft



0 3 6 9

PREPARED: 2024/09/25

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

240004 Vale View Rd, Calgary, AB

Main Floor Exterior Area 1629.20 sq ft
Excluded Area 778.13 sq ft



0 6 12

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240004 Vale View Rd, Calgary, AB

Basement (Below Grade) Exterior Area 1816.69 sq ft



0 4 8

PREPARED: 2024/09/25

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