



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: **Pending**

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: **1990**

Finished Floor Area
Abv Sqft: **1,629**
Low Sqft:
Ttl Sqft: **1,629**

Lot Information
Lot Sz Ar: **2,069,100 sqft**
Lot Shape:

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

DOM

68
Layout
Beds: **4 (2 2)**
Baths: **4.0 (4 0)**
Style: **Acreage with Residence,Bungalow**

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)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`5" x 26`0"
Kitchen	Main	8`0" x 10`9"
Bedroom	Main	12`0" x 13`0"
4pc Bathroom	Main	9`4" x 6`0"
3pc Bathroom	Main	8`0" x 9`10"
Bedroom	Basement	15`4" x 12`1"

Room	Level	Dimensions
Dining Room	Main	12`6" x 15`5"
Bedroom - Primary	Main	12`3" x 15`1"
Mud Room	Main	16`8" x 15`6"
3pc Ensuite bath	Main	5`7" x 8`11"
Bedroom	Basement	15`4" x 12`3"
Family Room	Basement	24`8" x 15`9"

**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

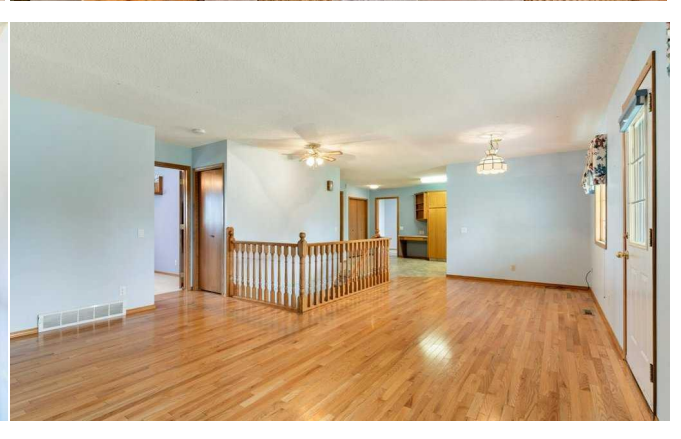
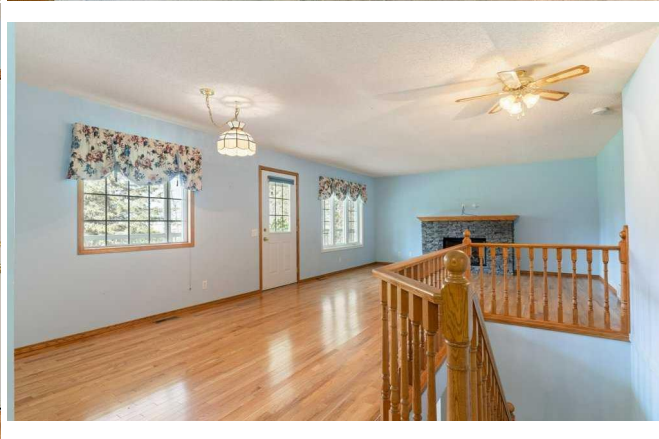
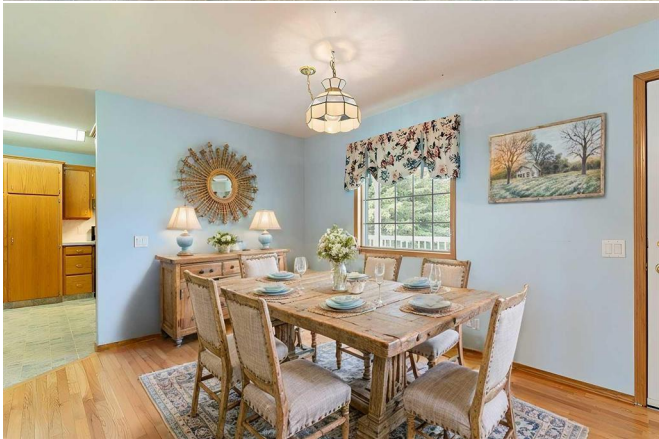
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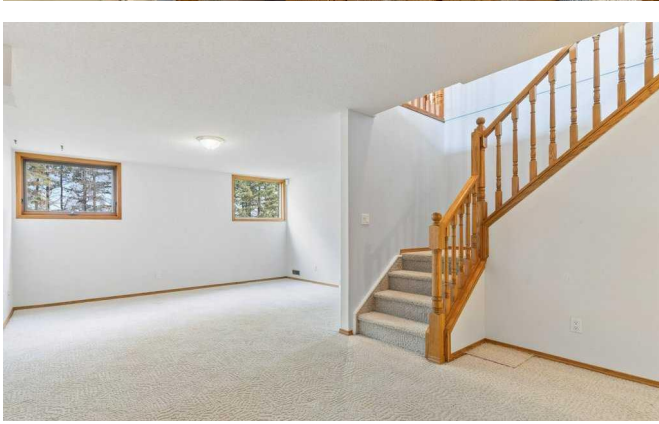
Pub Rmks: **Welcome to 240004 Vale View Rd, Rocky View County, a rural property offering ample space and a quiet environment. The property spans 47.5 and is conveniently located minutes from Langdon and a short drive from Highway 1, providing easy access to nearby amenities. The main residence is a 1,636 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 attached 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 mixed 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:
Property Listed By: **All Out Buildings, Shop workbenches and shelving, Kinetico water filtration system,
Royal LePage Mission Real Estate**

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





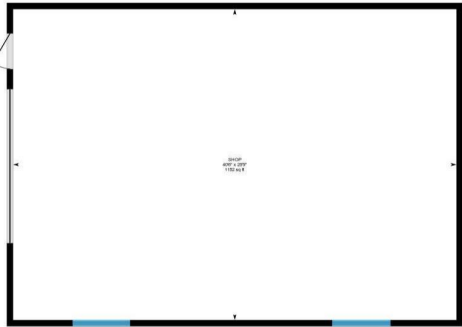






240004 Vale View Rd, Calgary, AB

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

PREPARED: 2024/09/25

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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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