



THE
A-TEAM

**RE/MAX
FIRST**

VALE VIEW Road #240191, Rural Rocky View County T1X 0R9

MLS® #: **A2188387**

Area: **NONE**

Listing Date: **01/20/25**

List Price: **\$2,099,000**

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: **1990**

Finished Floor Area
Abv Sqft: **2,357**
Low Sqft:
Ttl Sqft: **2,357**

DOM

2
Layout
Beds: **6 (3 3)**
Baths: **4.0 (4 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **5,593,975 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **5**

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached,Double Garage Detached,Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`8" x 16`11"
5pc Bathroom	Main	10`9" x 12`6"
Bedroom	Main	11`10" x 9`6"
Bedroom - Primary	Main	14`3" x 11`6"

Room	Level	Dimensions
Dining Room	Main	13`5" x 17`5"
4pc Bathroom	Basement	6`9" x 8`11"
Bedroom	Main	10`11" x 8`11"
Walk-In Closet	Main	7`3" x 11`6"

Laundry Main 11`9" x 9`0"
Kitchen Main 11`11" x 15`5"
Entrance Main 7`1" x 9`1"
Storage Basement 12`7" x 9`2"
Workshop Main 28`11" x 13`5"
Family Room Basement 19`8" x 16`10"
Bedroom Basement 16`10" x 11`3"
Bedroom Basement 13`4" x 11`3"

4pc Bathroom Main 6`10" x 9`0"
Office Main 13`1" x 9`4"
Mud Room Main 11`4" x 11`2"
Storage Second 6`3" x 8`7"
Game Room Basement 23`8" x 17`1"
4pc Bathroom Basement 6`9" x 8`11"
Bedroom Basement 21`11" x 9`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **AG**
 Legal Desc:

Remarks

Pub Rmks: **An exceptional opportunity awaits on this 128-acre property(Also check the attached subdivision plan), featuring a spacious bungalow with 6 bedrooms, 3 full bathrooms, 2 fireplaces, a family room, and a games room. The home is updated with modern amenities, including stainless steel appliances (2016), a new furnace, and a water treatment system with ultraviolet filtration. The property offers outstanding infrastructure with an oversized 2-car attached garage, a 49x30 four-car garage with a 10-ft door, a single-car garage, and a charming red barn with a loft. The meticulously landscaped grounds showcase mature blue spruce trees, a variety of shrubs, and a picturesque pond with a fountain at the circular driveway entrance, creating a serene, park-like setting. From the expansive back deck, enjoy panoramic views of the Rockies. Ideally located just 2 minutes from Highway 1 and 6 minutes from Langdon, with direct access to Calgary via Glenmore Trail, this property is perfectly positioned for convenience. Development potential abounds with a nearly approved 40-acre subdivision application, offering opportunities for future expansion. Income generation includes \$4,500 per month from tenants and \$6,000 annually from a farm lease, ensuring strong revenue potential. Possession is flexible, with options to assume current tenants or vacant possession with 90 days' notice. Directions: Travel east on Highway 1 (16 Ave) from Calgary, past Chestermere. Turn south on Highway 9, take the first right onto Township Rd 242, and follow west to Vale View Road (no sign on property).**

Inclusions: **None**
 Property Listed By: **Brilliant Realty**

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



