



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 WILLOW VALE Estates, Rural Rocky View County T1X 2G6**

MLS® #: **A2188617**      Area: **NONE**      Listing Date: **01/17/25**      List Price: **\$799,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **1940**  
 Year Built: **1940**  
Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,367**  
 Low Sqft:  
 Ttl Sqft: **2,367**

DOM

**5**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:  
 Lot Feat: **Back Yard, Corner Lot, Cul-De-Sac, Farm, Fruit Trees/Shrub(s), Gazebo, Front Yard, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, Treed**  
 Park Feat: **Driveway, Enclosed, Oversized, Quad or More Detached, See Remarks, Triple Garage Detached**  
 Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Balcony, Garden, 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: **No Animal Home, No Smoking Home, Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`2" x 9`6"	Bedroom	Main	13`10" x 8`11"
Bedroom	Main	14`0" x 8`10"	2pc Ensuite bath	Main	5`3" x 3`8"
4pc Bathroom	Main	9`5" x 6`11"	Storage	Basement	7`4" x 6`9"
Storage	Basement	9`0" x 6`4"	Storage	Basement	7`8" x 6`5"
Dining Room	Main	12`11" x 19`2"	Kitchen	Main	9`8" x 12`8"
Living Room	Main	20`1" x 21`9"	Laundry	Basement	9`3" x 8`11"
Attic (Finished)	Second	19`11" x 26`11"	Den	Main	10`6" x 12`3"

Den  
Loft  
Furnace/Utility Room

Second  
Second  
Basement

9`11" x 9`8"  
19`11" x 26`1"  
5`6" x 10`7"

Den  
Great Room

Main  
Basement

13`11" x 7`8"  
33`3" x 37`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7711088**

Zoning:  
**R-RUR**

Remarks

Pub Rmks:

**Just 10 minutes from Chestermere, 15 minutes to Calgary, and 5 minutes to Langdon, this 4-acre corner lot offers endless potential! It features two detached garages—a three-car and a four-car, perfect for storage, workshops, or a small business. Plus, a brand-new UFA-built barn/storage warehouse (Less than a year old) adds even more versatility. The house is sold as-is, making this a fantastic opportunity for handymen or builders to create something special. Don't miss out—contact me today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

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

