



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:

Access:
Lot Feat:

Park Feat:

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

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: **10**

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

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>
Bedroom - Primary	Main	13`2" x 9`6"
Bedroom	Main	14`0" x 8`10"
4pc Bathroom	Main	9`5" x 6`11"
Storage	Basement	9`0" x 6`4"
Dining Room	Main	12`11" x 19`2"
Living Room	Main	20`1" x 21`9"
Attic (Finished)	Second	19`11" x 26`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`10" x 8`11"
2pc Ensuite bath	Main	5`3" x 3`8"
Storage	Basement	7`4" x 6`9"
Storage	Basement	7`8" x 6`5"
Kitchen	Main	9`8" x 12`8"
Laundry	Basement	9`3" x 8`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!

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

