



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2200792** Area: **NONE** Listing Date: **03/10/25** List Price: **\$2,049,000**  
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**  
Lot Information  
Lot Sz Ar: **5,593,975 sqft**  
Lot Shape:

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

DOM

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

Parking

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

Access:  
Lot Feat: **See Remarks**  
Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **AG**

Legal Desc:

Remarks

Pub Rmks: **An Amazing opportunity to own 128 acres with a 2,357 sq. ft. house, a finished basement, and a huge shop—complete with a ready-to-go 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**





