

261184 Valley View Road
Rural Rocky View County, Alberta

MLS # A2208876



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,700 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Oversized, Triple Garage D		
Lot Size:	18.72 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Well
Floors:	Carpet, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-26-2-W5
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: Lawn mower "as is", Garage (all items included), Greenhouse (all items included), Outbuildings (all items included)Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Welcome to your picturesque family oasis! This charming bungalow offers a rare blend of tranquility, spaciousness, and thoughtful design on an expansive 18.72 acre property with mature landscaping and towering trees. Upon entry to the home, a spacious 4- season sunroom beckons, leading into the open-concept living, kitchen, and dining areas. The inviting step-down family room centres around a cozy wood-stove/fireplace, perfect for gatherings and relaxation. The main floor features the primary bedroom, two additional versatile bedrooms or office spaces, a 2-piece bath, and a well-appointed 4-piece bathroom. The lower level presents a versatile layout, including a generous recreation room with a bar, an additional bedroom, a den area, a second kitchen, a 3-piece bath, and a convenient laundry room with ample storage, including a cold room—ideal for multi-generational living or extended guests. Enjoy serene privacy and natural beauty from the covered sunroom, front porch, or spacious back deck. A substantial oversized 3-car garage provides abundant storage and workspace for hobbies and projects. Garden enthusiasts will appreciate the heated greenhouse with all gardening essentials, complemented by additional outbuildings including a quonset, barn, horse shelter, and garden sheds. A great acreage for horses or chickens/sheep/goats. Updates include a brand-new septic tank and pump installed in January 2023. Water is supplied by the cooperative water system. The property boasts a tree-lined driveway with a security gate, conveniently located off a paved dead-end road. Situated just 25 minutes from downtown Calgary and mere minutes from city limits, this home offers proximity to urban amenities like Creekside Shopping Center (10 minutes), Cross Iron Mills (10 minutes), and Airdrie (15 minutes). Potential for future subdivision into

smaller parcels adds investment appeal (subdivision inquiries to be made by the buyer with Rocky View County).