

# \$1,775,000 - 241102 Vale View Road, Rural Rocky View County

MLS® #A2214565

**\$1,775,000**

5 Bedroom, 3.00 Bathroom, 2,053 sqft  
Residential on 10.30 Acres

NONE, Rural Rocky View County, Alberta

Exceptional Acreage for Sale!

Located just 18 minutes east of Calgary and close to Chestermere, this stunning 10.3-acre property offers the ultimate lifestyle. With a bilevel bungalow, two shops, and a barn/animal shed, the possibilities are endless.

## Bilevel Bungalow

- 5 spacious bedrooms and 3 bathrooms
- Attached oversized heated double garage with office and gym area.
- Heated sunroom with hot tub, perfect for relaxation
- Dog run and deck in the back off the sun room.
- Recent updates include new roof shingles, sidings, eave-troughs, soffits, skylight flashings (2023), and septic tank (2022).
- 75KVA transformer on the property, generator that can power the entire house, central air conditioning unit, qty 2 800 litre holding tanks for water.

## COMMERCIAL POTENTIAL

- Property was commercially zoned in 2012, with possibility of re-instating subject to county approval
- Live, play, and work on this exceptional acreage!

## Income-Generating Opportunities

- Shop 1: Fully equipped turn-key mechanic



shop, insulated and heated.

Equipment: extended 4 post hoist, hydraulic rolling jack, tire machine, airlines with 2 reels, attached compressor room. 10,000 lb. 3 tier mask fork lift.

- Shop 2: Warehouse rented out for \$2,000/month (month-to-month term).

#### Recent Inspections

- Well water, septic tank, W.E.T.T. inspection passed in April 2025, providing peace of mind for buyers. Reports available.

Don't miss this rare opportunity to own a unique property with endless possibilities. Contact us today to schedule a viewing!

Built in 1995

#### Essential Information

MLS® #	A2214565
Price	\$1,775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,053
Acres	10.30
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

#### Community Information

Address	241102 Vale View Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X2G3

## Amenities

Parking Spaces	25
Parking	Additional Parking, Asphalt, Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, Quad or More Detached, RV Access/Parking, RV Garage, Workshop in Garage, Boat, Driveway, Gated
# of Garages	10

## Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Dog Run, Fire Pit, Private Entrance, Storage, Rain Barrel/Cistern(s)
Lot Description	Few Trees, Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	12
Zoning	Country Residential

## Listing Details

Listing Office	eXp Realty
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