

\$1,150,000 - 204 High Point Estates, Rural Rocky View County

MLS® #A2243740

\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,664 sqft
Residential on 2.00 Acres

High Point Estates, Rural Rocky View County,
Alberta

High Point Estates â€” 5-Bedroom on 2 Acres,
Perfect for Home-Based Business

Hereâ€™s your chance to own a property with outstanding home-based business potential in the sought-after community of High Point Estates! Set on a private, treed 2-acre lot, this acreage includes a heated triple garage, a ½-acre fenced compound with storage sheds, and plenty of outdoor spaceâ€”ideal for equipment, work vehicles, or recreational toys. Offering privacy, convenience, and functionality, itâ€™s perfectly suited for anyone needing room to combine business and family living.

The 2,664 sq. ft. home features 5 bedrooms and 4 bathrooms, giving you plenty of room to reimagine and update to your style. The main floor offers a bright and functional layout with a family room, sunroom, living room, kitchen, and dining area. The kitchen includes abundant cabinetry, ample counter space, and newer appliances. A laundry closet and half bath complete the main level. Upstairs, youâ€™ll find five generously sized bedrooms, including a primary suite with ensuite bathroom. The fully finished basement expands your living space with two large recreation rooms, a bar, and an additional half bath. Recent upgrades include a brand-new furnace for peace of mind.



While the property requires clean-up and renovation, it presents a rare opportunity to build equity and customize a large family home in an established acreage community.

Whether you’re seeking an investment project, renovation opportunity, or the perfect property to balance both family and business needs, this acreage delivers.

With Chestermere’s shopping and schools just minutes away, school bus service right to your driveway, and excellent access to Highway 1 and Glenmore Trail, this location combines country living with city convenience. Homes in High Point Estates rarely come available—don’t miss your chance to make this property your own!

Built in 1976

Essential Information

MLS® #	A2243740
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,664
Acres	2.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	204 High Point Estates
Subdivision	High Point Estates
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T1X 2K5

Amenities

Amenities	None
Utilities	Cable Connected
Parking	Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, French Door, Natural Woodwork, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	65
Zoning	R-CRD
HOA Fees	200
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.