

\$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, RV Access/Parking, Boat, Driveway, Gated, Quad or More Detached, RV Garage, Workshop in Garage |
| # 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 | Dog Run Fenced In, Few Trees, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 8 |
| Zoning | Country Residential |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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