

# \$950,000 - 34186 Township Road 240, Rural Rocky View County

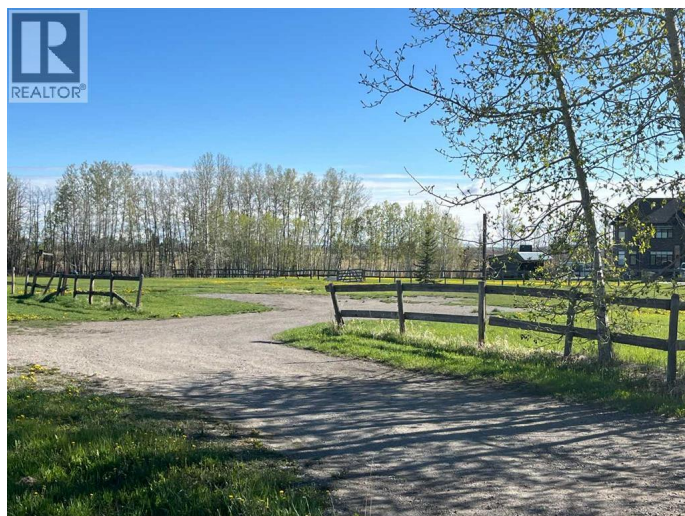
MLS® #A2221957

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,331 sqft  
Single Family on 9.98 Acres

N/A, Rural Rocky View County, Alberta

Embrace the best of country living just minutes from the city on this scenic 10-acre parcel in Rocky View County. Set well back from the road behind mature trees and fencing, this 3-bedroom bungalow offers privacy, tranquillity and sweeping views of the Rocky Mountains. Whether you're starting your acreage journey or downsizing with room to roam, this property delivers the ideal rural lifestyle, with city convenience still within easy reach. Inside, the home has been freshly painted and features all-new plank flooring throughout. Oversized windows in the living and dining areas frame breathtaking mountain views and draw in natural light from dawn to dusk. A charming wood-burning stove set against a brick surround adds warmth and character, complemented by a wood-beam ceiling for a touch of rustic appeal. The kitchen offers functional space to make your own, while the open layout encourages easy flow for everyday life and casual entertaining. Three well-sized bedrooms are tucked down the hall, including a primary with a private 3-piece ensuite. A second 4-piece bath adds family-friendly convenience. The full basement remains undeveloped and ready for your vision. Step outside and experience the full potential of country living. The land is fenced and cross-fenced with a horse shelter and a mix of open pasture and tree shelter. The attached rear storage offers practical utility,



while the orientation of the home captures panoramic mountain views and golden prairie sunsets. Located just a short drive from the Calgary city limits, this peaceful property offers space to grow, play, and unwind, with the benefit of proximity to shopping, services, and commuter routes. It is only a short 10 minute drive to Westhills Shopping Centre, with its multitude of shops, restaurants and entertainment. Whether you're looking for your first acreage or a manageable homestead close to the city, this is a rare opportunity to enjoy nature, views and potential on your terms. Water is trucked in to property!  
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Built in 1977

**Essential Information**

Listing #	A2221957
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,331
Acres	9.98
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	34186 Township Road 240
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z2X7

**Amenities**

Amenities	Schools, Shopping
Parking Spaces	10

Parking	Other, RV
View	View

### Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Wood siding
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Estate Professionals Inc.
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