

\$1,999,900 - 40018 Township Road 242, Rural Rocky View County

MLS® #A2249258

\$1,999,900

2 Bedroom, 2.00 Bathroom, 1,400 sqft
Single Family on 19.99 Acres

N/A, Rural Rocky View County, Alberta

Welcome to your countryside DREAM HOUSE nestled on 19.99 acres of pristine, tree-covered land with only a couple of years old custom-built bungalow(2023) offers a rare blend of convenience, comfort, modern elegance and timeless country charm. Here, the days begin with the gentle sounds of nature, wake up by birds singing, the soft shimmer of sunlight through the treetops, and enjoy morning walk with coffee in your hand up to the little stream, and having brunch on your private deck surrounded by trees. Afternoon, focus on your habit in a workshop, and then walk even further cross your own handcrafted bridge and wander to the Elbow River, where the beauty of Alberta unfolds in every season. Invite your guests to a BBQ festivity under a wooden gazebo and sit around a fire pit for stargazing. 1,807 sqft residence is thoughtfully designed for both comfort and style. Open-concept with 12-ft ceilings, anchored by a wood-burning fireplace, the chef's kitchen showcases custom wooden countertop, ample cabinetry, and a skylight to capture the midday sun. Expansive windows bring in abundance of natural light all day long, and the engineered hardwood floors enhance the country living. The primary bedroom with an 5pc ensuite bathroom, accompanied by a spacious second bedroom, an additional full bathroom, and a laundry room to complete the main level. The undeveloped lower level holds



unlimited potential, but is already roughed-in for in-floor heating and a bathroom. The double attached garage is currently serving as a workshop, but it can easily transition back to vehicle storage. Outside, you will find a built-in deck for RV or trailer to accommodate overnight guests, and there are open spaces to store all your leisure vehicles, or unlimited opportunities to build tennis court, basketball court, hockey rink, swimming pool, hot tub, workshop, green house or you name it! This is more than just a home – it’s a lifestyle home that you have been dreaming of. Despite the peaceful seclusion, you’re only 10 minutes from Calgary’s west end, 15 minutes to Bragg Creek, and just 30–40 minutes to the mountains. Whether you dream of a private retreat, a hobby farm, or just a peaceful land you can rest, this property delivers the very best of Alberta acreage living. Schedule your private viewing today! (id:6289)

Built in 2023

Essential Information

Listing #	A2249258
Price	\$1,999,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,400
Acres	19.99
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	40018 Township Road 242
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta

Postal Code T3Z2Z1

Amenities

Features Treed, PVC window, No n
Smoking Home

Parking Spaces 2

Parking Attached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer,
Microwave, Hood Fan

Heating Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

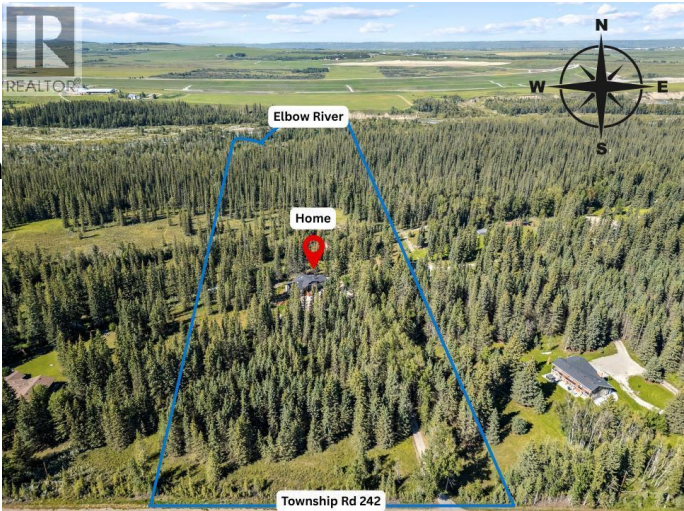
Exterior

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office MaxWell Capital Realty



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