

\$2,100,000 - 78 Canal Court, Rural Rocky View County

MLS® #A2261359

\$2,100,000

3 Bedroom, 3.00 Bathroom, 1,616 sqft
Single Family on 19.30 Acres

N/A, Rural Rocky View County, Alberta

Discover the perfect blend of country charm and city convenience with this incredible 19.4-acre property, located just 10 minutes from Calgary and offering over 3,000 sq. ft. of developed living space. With quick access to Highway 791, Glenmore Trail, and Stoney Trail, commuting is effortless while still enjoying the peace and privacy of rural living. This warm and inviting bungalow features 3 spacious bedrooms, 2.5 bathrooms, a bright living room with a picture window, and a cozy wood-burning fireplace in the breakfast nook. The kitchen and dining area are perfectly positioned for family meals and entertaining. The fully finished basement offers you a huge living area, a bedroom, a bar, and a full bath for your extended family. All surrounded by beautiful views and mature trees offering natural privacy. 19.4 acres of versatile land with the potential to subdivide into 4 or more lots (application already submitted to Rocky View County). Comparable adjacent 4-acre lots listed at \$600K—significant investment upside. Beautifully treed and landscaped grounds with an expansive lawn and huge vegetable garden. Irrigation system, dugout water source, and option to stay in the local Water Co-Op. Standpipes for water (as-is) near the shed and livestock area. 32' x 34' heated workshop—perfect for hobbies, storage, or small business use. 24' x 10' temporary wood shed, Two 12' x 8' tin sheds for additional storage, Ample space for RVs, equipment, or future development. Centrally



located between Calgary, Chestermere, and Langdon, this property offers the best of all worlds. You're minutes from schools, shopping, and services, yet surrounded by nature and wide-open skies. Whether you're looking for a peaceful homestead, a multi-family investment, or a development opportunity, this property checks every box. Live here now, enjoy the land, and build for the future. Don't miss this unique chanceâ€”book your private showing today. (id:6289)

Built in 1974

Essential Information

| | |
|----------------|---------------|
| Listing # | A2261359 |
| Price | \$2,100,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Half Baths | 1 |
| Square Footage | 1,616 |
| Acres | 19.30 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-------------------------|
| Address | 78 Canal Court |
| Subdivision | N/A |
| City | Rural Rocky View County |
| Province | Alberta |
| Postal Code | T1X0H5 |

Amenities

| | |
|--------------|---------------------------------|
| Features | Treed, Other, PVC window, Level |
| Parking | Attached Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Refrigerator, Range - Electric, Dishwasher, Microwave, Garage door opener, Washer & Dryer |
| Heating | Natural gas Other, Forced air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| # of Stories | 1 |
| Has Basement | Yes |

Exterior

| | |
|-------------------|---|
| Exterior | Vinyl siding |
| Exterior Features | Fruit trees, Garden Area, Underground sprinkler |
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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