



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

241102 Vale View Road
Rural Rocky View County, Alberta

MLS # A2214565



\$1,775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,053 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Asphalt, Boat, Double Garage Attached, Driveway, Front D		
Lot Size:	10.30 Acres		
Lot Feat:	Dog Run Fenced In, Few Trees, Landscaped		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)

Water:	Cistern, Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	10-24-27-W4
Zoning:	Country Residential
Utilities:	-

Inclusions: Fully equipped mechanic shop (approx 4000 sqft) is heated and insulated. Includes 1 extended 4 post hoist and a hydraulic rolling jack, tire machine, air lines, and 2 line reels. Air compressor, lighting.

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!