



**GRASSROOTS**  
REALTY GROUP

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**137 Canal Court**  
**Rural Rocky View County, Alberta**

**MLS # A2233799**



**\$995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.42 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** RO at Tap,

Welcome to this spacious & private acreage retreat located southeast of Chestermere & west of Langdon. Set on 4.42 beautifully treed acres backing directly onto the WID Canal, this property offers both tranquility & convenience. The main level of this 2,539 sq ft home features a thoughtful & functional layout, starting with a bright front sitting room & formal dining area. A dedicated office just off the entry can easily be used as a main floor bedroom, located near the convenient half bath & laundry room with a sink with direct access to the double attached garage. Toward the back of the home, you'll find a warm & inviting family room with a brick-faced wood-burning fireplace (with gas as well), a casual dining nook, & a spacious kitchen—ideal for everyday living & entertaining. Upstairs, 3 generously sized bedrooms await, including a spacious primary suite with a 5-piece ensuite & walk-in closet. A bonus room adds extra space for a play area, media room, or cozy retreat, & a full common bathroom serves the additional bedrooms. The fully developed basement (1,282 sq ft with 2 furnaces) expands your living space featuring a spacious living area with cabinetry, sink, & counter space—ideal for a future kitchenette or wet bar, family room, full bathroom, flex room, & ample storage—perfect for multi-generational living or hosting extended family and guests. Unwind in the evenings on the expansive deck, complete with a gas line for effortless outdoor grilling. Enjoy the peaceful surroundings, mature trees, & the beauty of nature just steps from your door. There is also a dugout on the property that was previously used as a pond—it can be replenished by purchasing a membership with the WID. Whether you're looking for space, privacy, or the charm of rural living close to urban amenities, this property is a must-see.

Click on video and 3D walk through.