



GRASSROOTS
REALTY GROUP

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204 High Point Estates Rural Rocky View County, Alberta

MLS # A2243740



\$1,200,000

Division:	High Point Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,664 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many T		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Bar, Built-in Features, French Door, Natural Woodwork, No Smoking Home		

Inclusions: All items that are not moved

2-Acre Acreage in High Point Estates – 5 Bedroom Home with Huge Potential Here’s your chance to own in the sought-after community of High Point Estates! This 2,664 sq. ft. home is set on a private, treed 2-acre lot, offering peace, space, and endless possibilities to create your dream property. The home features 5 bedrooms and 4 bathrooms, giving you plenty of room to reimagine and update to your style. The main floor offers a bright and functional layout with a family room, sunroom, living room, kitchen, and dining area. The kitchen includes abundant cabinetry, ample counter space, and newer appliances. A laundry closet and half bath complete the main level. Upstairs, you’ll find five generously sized bedrooms, including a primary suite with ensuite bathroom. The fully finished basement provides two large recreation rooms, a bar, and an additional half bath. Recent upgrades include a brand-new furnace for peace of mind. Outside, you’ll appreciate a heated triple garage, fenced compound with storage sheds, and plenty of treed space for privacy and outdoor living. While the property requires clean-up and renovation, it presents a rare opportunity to build equity and customize a large family home in an established acreage community. If you’ve been searching for an investment project, a renovation opportunity, or the perfect lot to build on, this is it. Homes in High Point Estates rarely come available—don’t miss your chance to make this acreage your own. Close proximity to shopping and schools with Chestermere right next door and the school bus stops right at your driveway. Also, great access to Highway 1 and Glenmore Trail!