



GRASSROOTS
REALTY GROUP

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**204 High Point Estates
Rural Rocky View County, Alberta**

MLS # A2243740



\$1,150,000

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

High Point Estates – 5-Bedroom on 2 Acres, Perfect for Home-Based Business Here’s your chance to own a property with outstanding home-based business potential in the sought-after community of High Point Estates! Set on a private, treed 2-acre lot, this acreage includes a heated triple garage, a $\frac{1}{2}$ -acre fenced compound with storage sheds, and plenty of outdoor space—ideal for equipment, work vehicles, or recreational toys. Offering privacy, convenience, and functionality, it’s perfectly suited for anyone needing room to combine business and family living. The 2,664 sq. ft. 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 expands your living space with two large recreation rooms, a bar, and an additional half bath. Recent upgrades include a brand-new furnace for peace of mind. 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. Whether you’re seeking an investment project, renovation opportunity, or the perfect property to balance both family and business needs, this acreage delivers. With Chestermere’s shopping and schools just minutes away, school bus service right to your driveway, and excellent access to Highway 1 and Glenmore Trail, this location combines country living with city convenience. Homes in High Point Estates rarely come

available—don’t miss your chance to make this property your own!