



GRASSROOTS
REALTY GROUP

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11 Georgian Estates Rural Rocky View County, Alberta

MLS # A2257189



\$1,000,000

Division:	Georgian Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,745 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Driveway, Quad or More Detached		
Lot Size:	2.04 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Soaking Tub, Wet Bar		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Hood Fan, Pressure Tank

Welcome to Your Private Oasis in Georgian Estates! Discover the perfect blend of space, privacy, and potential just minutes from Stoney Trail—offering a quick and easy commute to Calgary. This beautiful 2-acre property offers all the space you’ve been looking for — both inside and out! With over 6,200 sq. ft. of finished living space, this home is designed for versatility and comfort. Featuring 2 full kitchens, 6 spacious bedrooms, 4.5 bathrooms, and multiple living spaces including a recreation room with pool table, giving plenty of room for family, guests, or even multi-generational living. Cozy up beside one of four wood burning fireplaces, each adding warmth and charm throughout the home. The thoughtful layout offers main-floor bedrooms tucked away in their own private wing, while the walkout basement opens directly to your fenced, treed backyard with no neighbours behind you—perfect for kids, pets, and enjoying nature right at home. Bring your vision and make it your own! You can update with modern finishes or keep some of the home’s charming 80’s character and give it a fresh new look. As you arrive, you’ll love the tree-lined paved driveway leading to a massive 60x40 foot detached garage and workshop—perfect for hobbyists, collectors, or extra storage. Plus, enjoy the convenience of all-paved access right to your doorstep and the reliability of being connected to a community water co-op. If you’ve been dreaming of space, privacy, and a place where your family can truly grow — this Georgian Estates acreage has it all!