



GRASSROOTS
REALTY GROUP

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78 Canal Court
Rural Rocky View County, Alberta

MLS # A2261359



\$2,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,616 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	19.30 Acres		
Lot Feat:	Dog Run Fenced In, Few Trees, Fruit Trees/Shrub(s), Garden, Level, Private,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Pantry, Vinyl Windows		

Inclusions: -

Discover the perfect blend of country charm and city convenience with this incredible 19.4-acre property, located just 10 minutes from Calgary and offering over 3,000 sq. ft. of developed living space. With quick access to Highway 791, Glenmore Trail, and Stoney Trail, commuting is effortless while still enjoying the peace and privacy of rural living. This warm and inviting bungalow features 3 spacious bedrooms, 2.5 bathrooms, a bright living room with a picture window, and a cozy wood-burning fireplace in the breakfast nook. The kitchen and dining area are perfectly positioned for family meals and entertaining. The fully finished basement offers you a huge living area, a bedroom, a bar, and a full bath for your extended family. All surrounded by beautiful views and mature trees offering natural privacy. 19.4 acres of versatile land with the potential to subdivide into 4 or more lots (application already submitted to Rocky View County). Comparable adjacent 4-acre lots listed at \$600K—significant investment upside. Beautifully treed and landscaped grounds with an expansive lawn and huge vegetable garden. Irrigation system, dugout water source, and option to stay in the local Water Co-Op. Standpipes for water (as-is) near the shed and livestock area. 32' x 34' heated workshop—perfect for hobbies, storage, or small business use. 24' x 10' temporary wood shed, Two 12' x 8' tin sheds for additional storage. Ample space for RVs, equipment, or future development. Centrally located between Calgary, Chestermere, and Langdon, this property offers the best of all worlds. You're minutes from schools, shopping, and services, yet surrounded by nature and wide-open skies. Whether you're looking for a peaceful homestead, a multi-family investment, or a development opportunity, this property checks every box. Live here now, enjoy the land, and build for the

future. Don't miss this unique chance—book your private showing today.