



**GRASSROOTS**  
REALTY GROUP

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**24064 Meadow Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2264499**



**\$1,195,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bears paw_Calg                            |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow          |               |                   |
| <b>Size:</b>     | 1,580 sq.ft.                              | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 5.06 Acres                                |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Native Plants, Pasture |               |                   |

|                    |                                     |                   |                           |
|--------------------|-------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | Co-operative              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate      | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | 32-25-2-W5                |
| <b>Exterior:</b>   | Aluminum Siding , Stone, Wood Frame | <b>Zoning:</b>    | R-CRD; R-RUR              |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Beamed Ceilings, Natural Woodwork   |                   |                           |

**Inclusions:** Woodshop tools and machinery

Exceptional opportunity to own 5 acres of rolling prairie just 1-minute from Calgary's city limits. This 1970s-built home offers 4 bedrooms, 2 bathrooms, 2 wood-burning fireplaces, and a double attached garage; a true handyman's special. Several outbuildings remain on the property in varying condition, offering space for future redevelopment or replacement. Mature trees have been strategically placed to provide privacy and shade around the home and former animal/workshop outbuildings, adding to the natural charm of the land. The property carries a sense of history and tranquility, surrounded by open skies and potential. With its prime location, easy city access, and peaceful country setting, the true value lies in the land and the opportunity it presents—for investors, builders, or those looking to create a custom estate just outside Calgary.