



GRASSROOTS
REALTY GROUP

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7 MOUNTAIN VISTA Estates Rural Rocky View County, Alberta

MLS # A2265924



\$1,574,900

Division:	Mount Vista Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,337 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Asphalt, Concrete Driveway, Driveway, Electric Gate, Gate		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Level, No Neighbour		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-24-3-W5
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-RUL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Pantry, Sauna, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	2 Built-in Ovens, 2 Garage door Opener, Barn, Storage Shed, Intercom system, Central Vac Rough-in, Sauna, Laundry Room Cabinet.		

Offering 3,337.11 Sq Ft of DEVELOPED LIVING SPACE across a THOUGHTFULLY DESIGNED BUNGALOW with 4 BEDROOMS, 2 FULL + 2 HALF BATHROOMS, a WALKOUT BASEMENT, 3-CAR GARAGE, INSULATED HORSE BARN, LARGE SHED, and EXPANSIVE OUTDOOR AREAS, this property is the FULL PACKAGE for Families, Hobby Farmers, and Equestrian Enthusiasts seeking ACREAGE LIVING just MINUTES from Calgary. Lovingly cared for and awaiting your personal touch, this home presents an excellent opportunity to update and customize it to your own style. The CURB APPEAL is OUTSTANDING with a PAVED + RESEALED DRIVEWAY, ELECTRIC SECURITY GATE, MATURE TREES, and MANICURED GROUNDS with PERIMETER FENCING for added privacy. Inside, a SPACIOUS, WARM Foyer leads to a LARGE + COZY Sitting Room that makes the PERFECT HOME OFFICE for an ideal Work-from-Home setup. The Living Room features LARGE WINDOWS framing STUNNING MILLION-DOLLAR MOUNTAIN VIEWS. The OPEN-CONCEPT DESIGN flows into the BRIGHT KITCHEN with a LARGE ISLAND, GRANITE COUNTERS, AMPLE CABINETRY, and an inviting layout ideal for cooking and gathering. The Dining Room comfortably hosts FAMILY + FRIENDS for shared meals and celebrations. A generous Mudroom offers EXTRA STORAGE, a PRIVATE 2 PC Bath, and direct access to the TRIPLE CAR GARAGE. The MAIN LEVEL also includes a LARGE PRIMARY BEDROOM with MOUNTAIN VIEWS, a 4-PC ENSUITE, and WALK-IN CLOSET, plus a second GOOD-SIZED bedroom next to the main 4-PC Bath — perfect for guests or family. The WALKOUT LOWER LEVEL is BRIGHT and AIRY with OVERSIZED WINDOWS, a SPACIOUS FAMILY ROOM with COZY Fireplace, a 3rd Bedroom

with extra storage, and a 4th Bedroom that could be easily divided into two (door, window, and closet already in place). This level also features a LARGE 2 PC BATH with SAUNA, a 4-PC BATH, UTILITY ROOM, BIG LAUNDRY ROOM with sink, LARGE COLD STORAGE, and WALKOUT ACCESS to the COVERED PATIO — creating an EXCEPTIONAL setup for MULTI-GENERATIONAL LIVING. Outdoors, the property shines with HORSE-READY INFRASTRUCTURE — RARE at this size and price point. The INSULATED HORSE BARN (23'x 21'x 4') includes WATER, POWER, and a CONCRETE FLOOR for YEAR-ROUND ANIMAL CARE. Zoning allows for 2 HORSES/LIVESTOCK, giving you the OPTION to run a hobby operation or design your DREAM EQUESTRIAN SETUP. Additional LARGE SHED offers excellent storage for tack, tools, equipment, or feed. Recent UPGRADES include a NEW ROOF (5 years), TWO NEW FURNACES (Feb 2025), and a SEPTIC SYSTEM UPDATE with NEW PUMP + NEW CONCRETE RING + LID (~3 years), providing TRUE PEACE OF MIND. Outdoor living is OUTSTANDING with a LARGE MAIN-LEVEL DECK overlooking the Rockies, a WALKOUT PATIO, MATURE TREES, FIRE-PIT AREAS, and BEAUTIFULLY LANDSCAPED GROUNDS ideal for gatherings, gardening, or quiet evenings in your private oasis. The location is EXCELLENT — just 5 minutes to the Trans-Canada Hwy, 20 minutes to Downtown Calgary, and close to GREAT SCHOOLS, AMENITIES, and RECREATION. You won't want to miss out on this one - BOOK NOW!