



GRASSROOTS
REALTY GROUP

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270065 Township Road 235
Rural Rocky View County, Alberta

MLS # A2271302



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,864 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	19.01 Acres		
Lot Feat:	Cul-De-Sac, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Parquet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Features:	Open Floorplan		

Inclusions: N/A

Discover the perfect blend of space, privacy, and rural charm on this exceptional 19-acre property located in the heart of Langdon, within Rocky View County. This well-maintained 1,899 sqft bungalow, built in 1976, offers comfortable single-level living with 4 spacious bedrooms and 1.5 baths, making it an ideal home for families, hobby farmers, or those seeking a peaceful country retreat. The property provides endless possibilities—whether you envision expanding the existing home, creating a small agricultural operation, or simply enjoying the tranquility of wide-open land. With no neighboring subdivision restrictions, this acreage offers rare flexibility for future development or customization. Inside, the home features a functional layout with generous living spaces, large windows that fill the rooms with natural light, and classic bungalow charm. Outside, the expansive land is ready for your ideas, with ample space for outbuildings, gardens, animals, or recreational use. Located just minutes from Langdon’s amenities and a short drive to Calgary, this acreage delivers rural living with urban convenience. A remarkable opportunity to own substantial land in a highly desirable area—bring your vision and make it your own.