



75 Glenview Road
Rural Rocky View County, Alberta

MLS # A2130401



\$1,625,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,834 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	13.85 Acres		
Lot Feat:	Backs on to Park/Green Space, Flag Lot, Garden, No Neighbours Behind, Ma		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-26-3-W5
Exterior:	Brick, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

RARE opportunity in a sought-after location on GLENVIEW ROAD! Overlooking Glenbow Ranch Provincial Park, this 13.85-acre property is beautifully treed and has UNOBSTRUCTED VALLEY AND MOUNTAIN VIEWS to the west. This custom home offers 1,800+/- sq ft, gleaming hardwood floors, vaulted ceilings, and large windows providing lots of natural light. The kitchen, with ample cabinet and counter space, includes a cozy eating area. Adjacent is a formal dining room that opens into a spacious living/great room, highlighted by a beautiful brick fireplace. The main floor also features three spacious bedrooms, including a primary retreat with mountain views from its HUGE WINDOWS and a three-piece ensuite. Additional amenities on this level include laundry facilities and plenty of closet space. The lower level is finished with a recreation space, a flex room, roughed-in plumbing for an additional bathroom, and another room that could be easily converted to a fourth bedroom. There is a solar-powered main gate and a detached FOUR-CAR GARAGE offering loads of space for your vehicles and toys! The shingles and furnace were replaced in 2020 and air conditioning was added in 2022. The property is ideally situated between Calgary and Cochrane for EASY ACCESS to shopping, schools, restaurants, and more. This unique opportunity may not present again! Call to view!