



**241102 Vale View Road**  
**Rural Rocky View County, Alberta**

**MLS # A2131789**



**\$2,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,058 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Driveway, Front Drive		
<b>Lot Size:</b>	10.30 Acres		
<b>Lot Feat:</b>	Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-24-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** The fully equipped mechanic shop includes 1 extended 4 post hoist and a hydraulic rolling jack, tire machine, air lines and 2 air line reels. Lots of lighting with an attached air compressor room. Also comes with 10,000 lb. 3-tier mask fork lift.

Here's a great opportunity to purchase 10.3 acres fenced acreage 18 min East of Calgary, right off of HWY1, between Chestermere and Langdon. The main floor of this open concept bi-level home features a kitchen, dining room, living room, 3 bedrooms and 2 bathrooms. The primary bedroom has a 3-piece ensuite. A large heated sunroom is attached to the back of the house and is currently used as a master bedroom. It contains a hot tub: maintenance on the hot tub is up to date and all hot tub pumps were replaced in 2017. There's another two bedrooms and 1 full bathroom on the lower level. There's a wood burning fire place in the living room and central air conditioning. The home has Central Air and 2-800 litre holding tank for the well water. There's also a gym-room with Wifi Internet and a storage between the house and garage and 2 more storage rooms attached to the garage. A large double heated garage is attached to the home. Also has a dog run and a huge deck off the sunroom. In 2023, new shingles were installed on the home, as well as new soffits, eave troughs, and siding. A new septic tank and pump were installed in 2022. The house sits on approximately 4 acres and is surrounded with plenty of trees and shrubs. There is also a horse pen/ animal shelter close to the house. The electricity is powered by an upgraded 75kva/ 208 amps transformer and a new pole with a transfer switch/ back up power to run the house off of a generator. The property offers two shops, one is approximately 4000 sq. ft., heated and set up as a fully equipped mechanic shop including 1 extended 4 post hoist and a hydraulic rolling jack, tire machine, air lines and 2 air line reels. Lots of lighting with an attached air compressor room. Also comes with 10,000 lb. 3-tier mask fork lift. The second Shop has a partially cemented floor,

and power for some lights as well as plugin outlets. It's currently being rented out for \$2000 a month for storage. The property was originally zoned for commercial use, and can be reinstated as such.