



**31046 Woodland Heights
Rural Rocky View County, Alberta**

MLS # A2136870



\$2,299,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,652 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Quad or More Detached		
Lot Size:	20.00 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-26-3-W5
Exterior:	Brick	Zoning:	R-RUR
Foundation:	Block	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Wood Windows		

Inclusions: N/A

Why not get away from the hustle and bustle of the city in this 2652ft² brick bungalow, buried in the trees and on a pond, all on 20 ACRES at the end of Woodland Road? Even with the seclusion, you're still only 10 minutes to Northland Mall for shopping, etc. The owners initiated a plan 21 years ago to split off 5 acres at the back and 4 acres at the front of the 20 acres. In both cases high producing wells were drilled, a panhandle road on the east property line was put in and preliminary approval was obtained from the MD of Rocky View for the back 5 acre split off. Then the owners paused the subdivision plan and nothing further has been done. The county indicated that a new owner could revive the original subdivision concept, should they desire to do that. The original owners have maintained the home and property wonderfully over the years, adding a 4 car shop/detached garage(24'x60') with 8' overhead doors and concrete floors. The fully developed home has 3 bedrooms up, 2 1/2 baths as well as a developed basement with a 3pce bath, full summer kitchen and additional rooms that could be bedrooms with updated egress windows. Relax on the south facing deck, duradeck finish and glass railing overlooking the pond and watch as moose, deer and water fowl visit the property. The sunroom is perfect for warmer winter days when the outside can be enjoyed without the cold or watch the kids from there skating on the pond. The massive insulated and drywalled double attached garage has a separate staircase into the basement for bringing items downstairs without going through the house. The main floor house plan is traditional with a separate bedroom wing, serviced by it's own furnace, and a handy sauna for these bedrooms. The two main baths in this wing have had upgrades over the years. Exterior upgrades include new shingles on the house and shop in

2020 along with new metal siding on the shop. The house septic was serviced in 2023 with a new pump installed. RARE 20 ACRES AND EXCELLENT VALUE!!