



**75 Cherry Valley Court
Rural Rocky View County, Alberta**

MLS # A2142852



\$1,395,000

Division:	Cherry Valley Est		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,610 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Gazebo, Garden, Landscaped, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-26-3-W5
Exterior:	Brick	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity		

Inclusions: None

Stunning Hillside Bungalow on 10 Acres. Discover this exceptional hillside bungalow offering over 2,600 square feet on the main level, with an additional 1,978 square feet in the partially developed lower level. Nestled on a sprawling 10-acre lot, this home features 5 spacious bedrooms and 4 well-appointed bathrooms, perfect for a growing family or those who love to entertain. Step inside to find an updated kitchen equipped with professional series appliances, including a side-by-side Sub-Zero refrigerator and freezer, ideal for any home chef. The rich hardwood floors throughout add warmth and elegance to the open floor plan. Enjoy cozy evenings in the large living room with a charming fireplace, or relax in the sunroom that offers picturesque views of the beautifully landscaped grounds. The family room is perfect for gatherings, complete with a large wall unit for ample storage and display space. The main floor owner's bedroom is a serene retreat, featuring a recently updated 4-piece ensuite bath. Outside, the property continues to impress with meticulously maintained grounds, a barn with box stalls, storage, and a hay loft, as well as a tractor shed and tool storage. Don't miss this rare opportunity to own a piece of paradise. Contact us today to schedule a private showing of this remarkable home.