



**GRASSROOTS**  
REALTY GROUP

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**27 Willow Vale**  
**Rural Rocky View County, Alberta**

**MLS # A2188617**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,367 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Oversized, Quad or More Detached, See Remarks, Triple		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Farm, Front Yard, Fruit Trees/Shrub(s), G		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Just 10 minutes from Chestermere, 15 minutes to Calgary, and 5 minutes to Langdon, this 4-acre corner lot offers endless potential! It features two detached garages—a three-car and a four-car, perfect for storage, workshops, or a small business. Plus, a brand-new UFA-built barn/storage warehouse (Less than a year old) adds even more versatility. The house is sold as-is, making this a fantastic opportunity for handymen or builders to create something special. Don't miss out!