

\$1,349,000 - 240097 Boundary Road, Rural Rocky View County

MLS® #A2163522

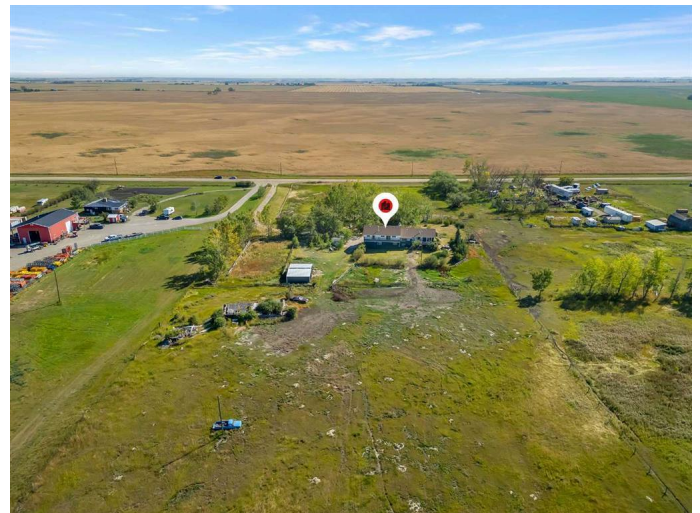
\$1,349,000

8 Bedroom, 3.00 Bathroom, 2,514 sqft
Residential on 19.57 Acres

NONE, Rural Rocky View County, Alberta

Welcome to a charming retreat perfect for horse enthusiasts! This property has everything you need, starting with a outdoor riding arena and a newer 4-stall barn. Nestled on 20 beautiful acres, itâ€™s the ideal spot to enjoy the peace and quiet of country living while still being just minutes from Langdon and Chestermere. The home offers over 3,600 sq. ft. of living space, with 6 bedrooms on the upper floor and an additional 2 bedrooms downstairs. The new addition over the garage was built in 2007, adding even more flexibility to the layout. Youâ€™ll appreciate the convenience of having an Esso service station less than 3 kms away. This property offers all the space and privacy you need. With a bit of elbow grease, you can turn this into the equestrian estate youâ€™ve always dreamed of! Even better, De Havilland is opening a brand-new facility called De Havilland Field just 5 km away. This exciting addition to the area will feature a state-of-the-art aircraft assembly facility, a runway, parts manufacturing and distribution centers. Thereâ€™s also going to be educational space for training the next generation of workers, office buildings, and a De Havilland Canada aircraft museum! With around 1,500 new jobs expected, this area is set to thrive, making this property a fantastic investment.

Built in 1976



Essential Information

| | |
|----------------|-------------------------------------|
| MLS® # | A2163522 |
| Price | \$1,349,000 |
| Bedrooms | 8 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,514 |
| Acres | 19.57 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Split Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 240097 Boundary Road |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1X 2J7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Garage Faces Front, Gravel Driveway, RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Balcony |
| Lot Description | Lake, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 9th, 2024 |
| Days on Market | 234 |
| Zoning | Agriculture |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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