\$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, it's the ideal spot to enjoy the peace and guiet 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. You'II 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 you'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. There'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.







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 211

Zoning Agriculture

Listing Details

Listing Office CIR Realty

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