

\$799,900 - 27 Willow Vale, Rural Rocky View County

MLS® #A2188617

\$799,900

3 Bedroom, 2.00 Bathroom, 2,367 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

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!

Built in 1940

Essential Information

| | |
|----------------|---|
| MLS® # | A2188617 |
| Price | \$799,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,367 |
| Acres | 4.00 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

Address 27 Willow Vale



| | |
|-------------|-------------------------|
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1X 2G6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Driveway, Enclosed, Oversized, Quad or More Detached, See Remarks, Triple Garage Detached |
| # of Garages | 10 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Storage |
| Appliances | Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Garden, Storage |
| Lot Description | Back Yard, Corner Lot, Cul-De-Sac, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping, Landscaped, No Neighbours Behind, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 17th, 2025 |
| Days on Market | 74 |
| Zoning | R-RUR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.