

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

MLS® #A2163522

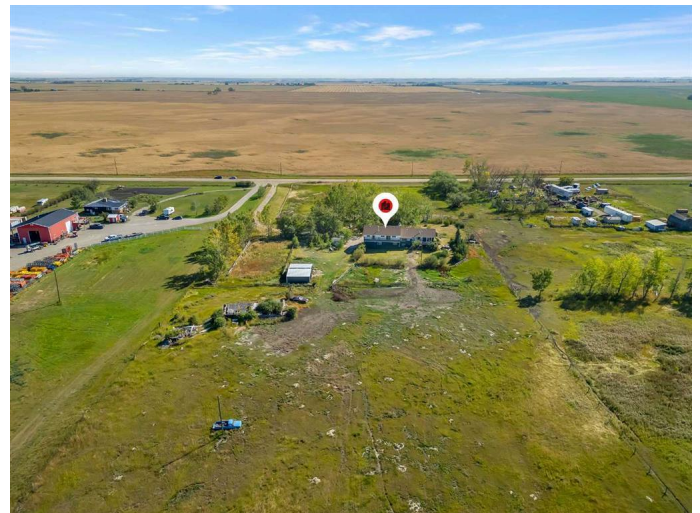
**\$1,349,000**

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	Range Hood, Refrigerator, Electric Range, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

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

**Additional Information**

Date Listed	September 9th, 2024
Days on Market	246
Zoning	Agriculture

**Listing Details**

Listing Office	CIR Realty
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