

# \$1,750,000 - 261184 Valley View Road, Rural Rocky View County

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MLS® #A2208876

**\$1,750,000**

4 Bedroom, 3.00 Bathroom, 1,700 sqft  
Residential on 18.72 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your picturesque family oasis! This charming bungalow offers a rare blend of tranquility, spaciousness, and thoughtful design on an expansive 18.72 acre property with mature landscaping and towering trees. Upon entry to the home, a spacious 4-season sunroom beckons, leading into the open-concept living, kitchen, and dining areas. The inviting step-down family room centres around a cozy wood-stove/fireplace, perfect for gatherings and relaxation. The main floor features the primary bedroom, two additional versatile bedrooms or office spaces, a 2-piece bath, and a well-appointed 4-piece bathroom. The lower level presents a versatile layout, including a generous recreation room with a bar, an additional bedroom, a den area, a second kitchen, a 3-piece bath, and a convenient laundry room with ample storage, including a cold room—ideal for multi-generational living or extended guests. Enjoy serene privacy and natural beauty from the covered sunroom, front porch, or spacious back deck. A substantial oversized 3-car garage provides abundant storage and workspace for hobbies and projects. Garden enthusiasts will appreciate the heated greenhouse with all gardening



essentials, complemented by additional outbuildings including a quonset, barn, horse shelter, and garden sheds. A great acreage for horses or chickens/sheep/goats. Updates include a brand-new septic tank and pump installed in January 2023. Water is supplied by the cooperative water system. The property boasts a tree-lined driveway with a security gate, conveniently located off a paved dead-end road. Situated just 25 minutes from downtown Calgary and mere minutes from city limits, this home offers proximity to urban amenities like Creekside Shopping Center (10 minutes), Cross Iron Mills (10 minutes), and Airdrie (15 minutes). Potential for future subdivision into smaller parcels adds investment appeal (subdivision inquiries to be made by the buyer with Rocky View County).

Built in 1974

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2208876                         |
| Price          | \$1,750,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,700                            |
| Acres          | 18.72                            |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 261184 Valley View Road |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3P 1A2                 |

### **Amenities**

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Gravel Driveway, Oversized, Triple Garage Detached, Workshop in Garage |
| # of Garages | 3                                                                                                    |

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks, Bar                                                      |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Family Room, Wood Burning Stove                                       |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### **Exterior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                         |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Rectangular Lot, Many Trees, Pasture |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Wood Frame, Aluminum Siding                                                                                          |
| Foundation        | Poured Concrete                                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 10              |
| Zoning         | R-RUR           |

### **Listing Details**

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

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