



23 Winters Place
Rural Rocky View County, Alberta

MLS # A2286809



\$1,540,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,997 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Cleared, Cul-De-Sac, Dog Run Fenced In, Farm, Front Yard, Garden, Landsc		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions: N/A

Acreage living without the acreage commute. Four minutes to Calgary. Three minutes to Stoney Trail. That alone changes the game. Because most acreage buyers think they have to trade convenience for space. Here, they do not. This fully developed bungalow offers 5 bedrooms and a layout designed to feel open, bright, and easy to live in. Nine foot ceilings and solid timber beam accents bring warmth the moment you walk in. The kitchen was built for real life. Quartz counters. Maple cabinetry. Updated appliances. A pantry that actually works for prep, storage, and keeping everyday life organized. The living room centers around a gas fireplace while large windows frame expansive prairie views and big Alberta skies. The primary retreat is private and spacious with built-in closet organizers and a spa style ensuite featuring double sinks and a large walk-in shower. Downstairs adds serious flexibility. A massive family room, wet bar, full bathroom, and extra bedrooms create space for guests, teens, or multi-generational living. But the real magic starts outside. A two level back deck with glass railing overlooks a manicured yard, mature trees, gardens, and a firepit area that was built for long summer nights. The property is fully perimeter fenced with classic three rail fencing and cross fenced for animals, complete with shelter and chicken coop. There is even a fenced dog run and kennel so pets can roam safely. And for those who need real workspace, the outbuildings deliver. A large shop with durable packed gravel and interlocking floor frames provides serious functionality, while the rear barn with two stalls and tack room creates year round flexibility for horses, hobbies, or business use. Strong well water. Upgraded mechanical. Carefully maintained. This is not just acreage living. It is acreage living that actually works. If you have been waiting for space, privacy, and

proximity to Calgary all in one place, this is your opportunity. Reach out to book your private tour.