



GRASSROOTS
REALTY GROUP

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233239 Glenmore View Road
Rural Rocky View County, Alberta

MLS # A2295564



\$1,449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,017 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Garage		
Lot Size:	4.95 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-23-28-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: Barn , Quonset

Discover the perfect balance of peaceful country living and city convenience with this exceptional 4.95-acre property, located just minutes from Calgary, Chestermere, and Langdon. This well-cared-for bungalow offers over 2,000 sq. ft. on the main floor, designed with space and comfort in mind. Featuring 5 bedrooms and 4 bathrooms, it's ideal for growing families or those who love to host. The updated kitchen with granite countertops shines with modern touches, seamlessly connecting to the main living areas. The fully developed lower level (1,800+ sq. ft.) adds incredible versatility for entertainment, guests, or a home office. Step outside and enjoy the expansive screened-in patio—perfect for relaxing or entertaining without the hassle of bugs. The property is fully equipped for hobbyists or animal lovers alike, featuring a heated 36' x 62' quonset with workshop/garage, plus a barn with 2 stalls, tack room, and loft. Cross-fenced and ready for livestock, this property is set up for your acreage lifestyle. If you've been dreaming of acreage living just minutes from the city, this property is a must-see. Book your private viewing today!