



GRASSROOTS
REALTY GROUP

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261197 Valley View Road
Rural Rocky View County, Alberta

MLS # A2297453



\$1,450,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,623 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Additional Parking, Heated Garage, Insulated, Oversized, RV | | |
| Lot Size: | 4.99 Acres | | |
| Lot Feat: | Cleared, Fruit Trees/Shrub(s), Garden, Lawn, Level, Many Trees, Views | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-RUR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | All Mounted T.V.'s, Starlink system, Water Softener sold as-is, 2nd Refrigerator in Laundry Room, All Garage Shelving | | |

Experience modern luxury acreage living with breathtaking city views, refined design, and extensive upgrades, all set on 5+/- acres just minutes to Calgary, Airdrie, CrossIron Mills, and the airport. Offering 2623 sqft on the main floor, 3 beds, 3 baths, and a triple car garage with radiant heat, this property delivers the perfect blend of comfort, functionality, and elevated style. Step inside to a bright, welcoming entryway that opens into a thoughtfully designed layout featuring NEW vinyl plank flooring throughout and 10' knockdown ceilings with crown molding across the main floor. Expansive NEW windows throughout the home capture incredible natural light while showcasing the surrounding landscape and distant city skyline. The chef-inspired kitchen is a true focal point, complete with quartz countertops throughout, SS appliances, a flush gas cooktop with downdraft ventilation, reverse osmosis, wall oven and microwave, under-mount farmhouse SS sink, and a spacious walk-in pantry. The impressive 8' centre island with eating bar and additional storage is ideal for both everyday living and entertaining. A stylish coffee station/dry bar with beverage cooler, floating shelves, and extensive cabinetry further elevate the space. The open-concept living room is anchored by a stunning custom feature wall with built-in cabinetry, creating warmth and architectural interest. The generous dining area is flooded with sunlight from large south-facing windows and offers seamless access to the NEW deck, where panoramic views provide the perfect backdrop for relaxing evenings or hosting. The primary retreat is exceptionally spacious and designed for comfort, featuring a luxurious 4-piece ensuite with a fully tiled floor-to-ceiling walk-in shower, oversized quartz vanity with dual sinks, and modern finishes. Two additional bedrooms are both generously sized and

include built-in closets. The 5-piece main bath offers a spa-like feel with a stand-alone tub, second fully tiled walk-in shower, and another oversized dual-sink quartz vanity. Function meets convenience with a laundry room and 1/2 bath located off the garage entry, along with a well-designed boot room featuring built-in cabinetry, drawers, coat hooks, and bench seating. The unfinished basement with 9’ ceilings provides incredible potential for future development, whether you envision additional living space, a home gym, or entertainment area. Extensive upgrades ensure peace of mind and efficiency, including NEW triple pane windows throughout the main floor, NEW basement windows, NEW Hardie board siding, NEW Class 4 shingles, and the complete absence of Poly B plumbing. The home is also a proud recipient of the Greener Homes Grant, adding further value and energy efficiency. Outside, the property is beautifully established and thoughtfully landscaped. This is a rare opportunity to own a turnkey acreage that offers space, style, and convenience—all in one exceptional location with stunning views and easy access to the city.