



GRASSROOTS

REALTY GROUP

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**261161 Mountain View Road
Rural Rocky View County, Alberta**

MLS # A2304844

\$1,477,700



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,066 sq.ft.	Age:	1975 (51 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	4.11 Acres		
Lot Feat:	Landscaped, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	RUR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island		

Inclusions: N/A

A rare opportunity to own 4.11 acres of fully fenced land just minutes from Sage Hill and only a short drive to Calgary's city limits. Enjoy peaceful country living with quick access to city amenities. With Calgary expanding north, this location also offers excellent long-term investment potential. This extensively renovated bungalow offers over 2,060 sq ft on the main level, with 7 total bedrooms and 3 1/2 bathrooms, making it ideal for large or multi-generational families. The main floor features hardwood flooring, a granite kitchen, 5 bedrooms, 2 1/2 bathrooms, and a double attached garage. The fully finished basement adds additional bedrooms, a full bathroom with jetted tub, and a spacious recreation area perfect for relaxing or entertaining. Major updates provide peace of mind, including new shingles, soffit, fascia, and gutters following the NW hailstorm, updated windows, two newer hot water tanks, and upgraded furnaces. Outside, the property truly stands out. The fully fenced yard creates a safe and private space that is perfect for kids, pets, and family living. Mature trees are thoughtfully positioned throughout the property, providing privacy, shade, and a serene natural setting. In addition to the attached garage, there is a heated triple detached garage and shop with an EV charger, a woodwork shop or storage building, and a separate single garage or shed. A large open riding area beside the barn adds even more versatility. All of this is located just minutes from Stoney Trail, Beddington Trail, Creekside, Symons Valley, and CrossIron Mills. Acreages this close to the city with this much space and functionality are rare and do not come up often.