



GRASSROOTS
REALTY GROUP

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7 Willow Vale
Rural Rocky View County, Alberta

MLS # A2307506



\$1,299,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,818 sq.ft.	Age:	1981 (45 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, No Neighbours Behind, Se		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Shed, Water Storage System

Situated on a private 4-acre parcel, this expansive estate offers over 3800 sq ft above grade and is complemented by an oversized heated triple car garage, delivering both scale and functionality. The main floor is thoughtfully designed with a spacious kitchen anchored by a breakfast area, flowing into both formal dining and multiple living spaces including a family room and separate living room, alongside a large office and a main floor bedroom with ensuite. The upper level features a well-appointed layout with four additional bedrooms, including a generous primary retreat with a large 5-piece ensuite and walk-in closet, plus additional bathrooms to service the secondary rooms. The fully developed basement extends the living space with a large recreation room, full kitchen, an additional bedroom, and bathroom—ideal for extended family or multi-generational living.