



24185 Meadow Drive
Rural Rocky View County, Alberta

MLS # A2308068



\$2,999,990

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,038 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Quad or Mo		
Lot Size:	13.57 Acres		
Lot Feat:	Creek/River/Stream/Pond, Pie Shaped Lot, Private, Rolling Slope, See Remar		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-25-2-W5
Exterior:	Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

OVER \$1,200,000 IN RENOVATIONS & UPGRADES | 13.57 ACRES | 3,600 SQFT SHOP | SUBDIVISION POTENTIAL Welcome to this exceptional 13.57-acre property surrounded by mature trees and tranquil ponds, offering privacy, natural beauty, and incredible future potential. The primary residence boasts over 3,700 sq ft of developed living space with 6 bedrooms and 3.5 bathrooms. The main level features hardwood flooring, granite countertops, high-end stainless steel appliances, and an open-concept layout ideal for family living. The spacious primary suite includes a walk-in closet and a luxurious 5-piece ensuite with a soaker tub. The upper level offers a bright and inviting living room with a fireplace and access to a large, sunny south-facing deck overlooking the picturesque landscape. The fully developed lower level includes 3 additional bedrooms, a full bathroom, family room, gym/rec space, and ample storage. Built in 2018, the impressive 3,600 sq ft shop provides drive-through access, space for multiple vehicles or an RV, a dedicated workshop area, additional lower-level storage, and an upper-level office/den. The property is equipped with a high-end irrigation system drawing water directly from the pond - no water bill required. Adding to its value, there are three ~3-acre cleared lots to the south, presenting a rare and lucrative subdivision opportunity (see supplements). A truly one-of-a-kind property offering lifestyle, space, and investment potential.