



GRASSROOTS
REALTY GROUP

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204 High Point Estates
Rural Rocky View County, Alberta

MLS # A2325135



\$1,100,000

Division:	High Point Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,663 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many T		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Bar, Built-in Features, French Door, Natural Woodwork, No Smoking Home		

Inclusions: All items that are not removed.

Rare Opportunity in High Point Estates! Situated on a private, treed 2-acre parcel, this 2,664 sq. ft. acreage offers exceptional potential for renovators, investors, contractors, or buyers looking to create their dream country home. Properties in this sought-after community rarely come available. The home features 5 bedrooms, 4 bathrooms, and a spacious floor plan with a family room, living room, sunroom, kitchen, dining area, and a fully developed basement complete with two recreation rooms, bar, and additional half bath. Upstairs you'll find five generously sized bedrooms, including a large primary suite with its own ensuite. A brand-new furnace has recently been installed. Outside, the property includes a heated triple attached garage, fenced compound, storage sheds, mature trees, and plenty of space for hobbies, recreation, or future improvements. Please note: This property requires significant cleaning, updating, and repairs and is being sold in as-is condition. It presents an excellent opportunity to build equity and transform a spacious home on a beautiful acreage in an established community. Conveniently located just minutes from Chestermere, with easy access to shopping, schools, Highway 1, and Glenmore Trail. School bus service stops at the driveway, making this an ideal location for families looking for acreage living with city convenience.