



GRASSROOTS
REALTY GROUP

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233239 Glenmore View Road
Rural Rocky View County, Alberta

MLS # A2337080



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,017 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door O		
Lot Size:	4.95 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: Barn, Quonset

4.95 ACRES!! MINUTES FROM CALGARY, CHESTERMERE & LANGDON!! OVER 3,800 SQFT OF DEVELOPED LIVING SPACE!! 5 BEDROOMS!! 4 BATHROOMS!! HEATED 36" x 62" QUONSET!! WORKSHOP & GARAGE SPACE!! BARN WITH 2 STALLS, TACK ROOM & LOFT!! CROSS-FENCED PASTURES!! SCREENED-IN PATIO!! This exceptional acreage offers the perfect blend of peaceful country living, space, comfort, and convenience! The well-maintained bungalow features over 2,000 SQFT of beautifully designed main-floor living, including 5 bedrooms, 4 bathrooms, and an UPDATED KITCHEN with gleaming GRANITE COUNTERTOPS that flows seamlessly into the spacious living and dining areas. The fully developed lower level offers over 1,800 SQFT of versatile living space, perfect for entertaining, guests, a home office, recreation, or additional family living. Step outside and enjoy the expansive SCREENED-IN PATIO — the perfect place to relax and entertain while enjoying the peaceful acreage setting, BUG-FREE! The property is ideal for hobbyists, horse enthusiasts, and animal lovers, featuring a HEATED 36" x 62" QUONSET with workshop and garage space, plus a functional BARN complete with 2 STALLS, TACK ROOM & LOFT. The CROSS-FENCED PASTURES provide plenty of space for livestock and outdoor enjoyment. Situated on a sprawling 4.95-ACRE PARCEL, this property offers privacy, flexibility, and plenty of room to enjoy the acreage lifestyle, while still being just minutes from Calgary, Chestermere, and Langdon. COUNTRY LIVING WITH CITY CONVENIENCE — THIS EXCEPTIONAL ACREAGE IS READY TO WELCOME YOU HOME!! BOOK YOUR PRIVATE VIEWING TODAY!!

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