

# \$799,900 - 27 Willow Vale, Rural Rocky View County

MLS® #A2188617

**\$799,900**

3 Bedroom, 2.00 Bathroom, 2,367 sqft

Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Just 10 minutes from Chestermere, 15 minutes to Calgary, and 5 minutes to Langdon, this 4-acre corner lot offers endless potential! It features two detached garages—a three-car and a four-car, perfect for storage, workshops, or a small business. Plus, a brand-new UFA-built barn/storage warehouse (Less than a year old) adds even more versatility. The house is sold as-is, making this a fantastic opportunity for handymen or builders to create something special. Don't miss out!

Built in 1940

## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2188617                                  |
| Price          | \$799,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 2,367                                     |
| Acres          | 4.00                                      |
| Year Built     | 1940                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

Address 27 Willow Vale



|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1X 2G6                 |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                        |
| Parking        | Driveway, Enclosed, Oversized, Quad or More Detached, See Remarks, Triple Garage Detached |
| # of Garages   | 10                                                                                        |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage    |
| Appliances        | Dryer, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Storage                                                                                                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Treed, Cul-De-Sac, Farm, Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                                                    |
| Construction      | Stucco, Wood Frame                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 91                 |
| Zoning         | R-RUR              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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