

# \$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	96
Zoning	R-RUR

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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