

34186 Township Road 240
Rural Rocky View County, Alberta

MLS # A2221957



\$930,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,331 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	9.98 Acres		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-24-3-W5
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Features:	Beamed Ceilings, Soaking Tub, Storage		

Inclusions: None

Embrace the best of country living just minutes from the city on this scenic 10-acre parcel in Rocky View County. Set well back from the road behind mature trees and fencing, this 3-bedroom bungalow offers privacy, tranquillity and sweeping views of the Rocky Mountains. Whether you're starting your acreage journey or downsizing with room to roam, this property delivers the ideal rural lifestyle, with city convenience still within easy reach. Inside, the home has been freshly painted and features all-new plank flooring throughout. Oversized windows in the living and dining areas frame breathtaking mountain views and draw in natural light from dawn to dusk. A charming wood-burning stove set against a brick surround adds warmth and character, complemented by a wood-beam ceiling for a touch of rustic appeal. The kitchen offers functional space to make your own, while the open layout encourages easy flow for everyday life and casual entertaining. Three well-sized bedrooms are tucked down the hall, including a primary with a private 3-piece ensuite. A second 4-piece bath adds family-friendly convenience. The full basement remains undeveloped and ready for your vision. Step outside and experience the full potential of country living. The land is fenced and cross-fenced with a horse shelter and a mix of open pasture and tree shelter. The attached rear storage offers practical utility, while the orientation of the home captures panoramic mountain views and golden prairie sunsets. Located just a short drive from the Calgary city limits, this peaceful property offers space to grow, play, and unwind, with the benefit of proximity to shopping, services, and commuter routes. It is only a short 10 minute drive to Westhills Shopping Centre, with its multitude of shops, restaurants and entertainment. Whether you're looking for your first acreage or a manageable homestead close to

the city, this is a rare opportunity to enjoy nature, views and potential on your terms. Water is trucked in to property!