

# \$1,399,000 - 270080 Glenmore Trail, Rural Rocky View County

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MLS® #A2215539

**\$1,399,000**

5 Bedroom, 5.00 Bathroom, 2,157 sqft  
Residential on 10.77 Acres

NONE, Rural Rocky View County, Alberta

Front row seats to nature spectacular show! Imagine taking in the jaw dropping Mountain views From almost every window and your wraparound porch! This huge 2130 square-foot five bedroom four bathroom walkout bungalow was custom built and meticulously planned!

There are 4 BIG reasons to buy this once in a lifetime Homestead!

#1 The house! From the minute you walk in this home you quickly realize this is built to the highest quality featuring huge vaulted ceilings, two story, two sided, stone fireplace, solid red birch floors, slate tiles and commercial grade vinyl. throughout the main flr. The open concept (kitchen, dining room and living room) area is an entertainer's dream with a chef's kitchen, loads of solid wood cabinets, and upgraded stainless steel appliances. The windows flood the home with warmth and sunlight! Two bedrooms and two bathrooms, Plus a large bright office complete this floor. The lower level is large and bright and features two massive bedrooms with a Jack and Jill bathroom. The media space has built-in speakers, a high-end sound system, pool table, bar area, and cold storage room! Every room from this lower level has gorgeous



views of the pond and mountains! Pls note the home features radiant infloor and forced air heating with AC TOO! You will also notice the secret staircase to the exceptional attached garage! Sound System featured in the house and garage!

#2 The massive (1600sqft) attached garage/shop or shall we say "Garage Mahal" has heated floors, a 6500 lb hoist, bathroom, dog wash area and a place for every tool you can imagine! Sound system in the garage too!

#3 The quintessential perfect RED BARN with quality in mind 32x40 ft.Â² this barn is user ready and has a large upper level.

The barn has 240V/40A electrical panel genera lighting and GFCI receptacle for horse services. There's a water source that's heat traced for the horses. You can go ahead and add stalls and a horse door plus so much more! The outside has a covered 8x40 sqft covered hay storage area.

#4 THE LAND! As Mark Twain stated, "Buy land, they're not making any anymore!" 10.77 acres fully fenced with a few paddocks. The pond is fabulous and functional with easy drainage, water source and offers water management. This gated property gives you just enough space to spread out! You also could choose to subdivide! 25 km to Calgary if you want to hit the big city, but essential shops are just a few gallops away! Access to paved highways are at your doorstep!

Built in 2003

## Essential Information

MLS® #	A2215539
Price	\$1,399,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,157
Acres	10.77
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active

## Community Information

Address	270080 Glenmore Trail
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes



Basement	Finished, See Remarks, Walk-Out
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## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	23
Zoning	R-RUR rural district

## Listing Details

Listing Office	Real Estate Professionals Inc.
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