

\$774,900 - 27 Willow Vale, Rural Rocky View County

MLS® #A2223502

\$774,900

3 Bedroom, 2.00 Bathroom, 2,367 sqft
Residential on 4.00 Acres

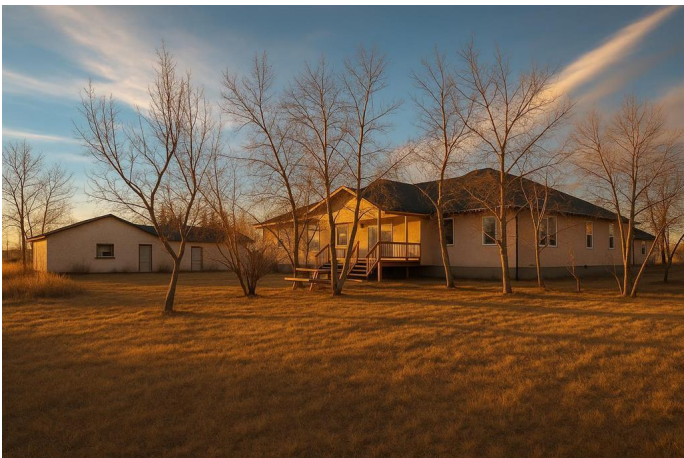
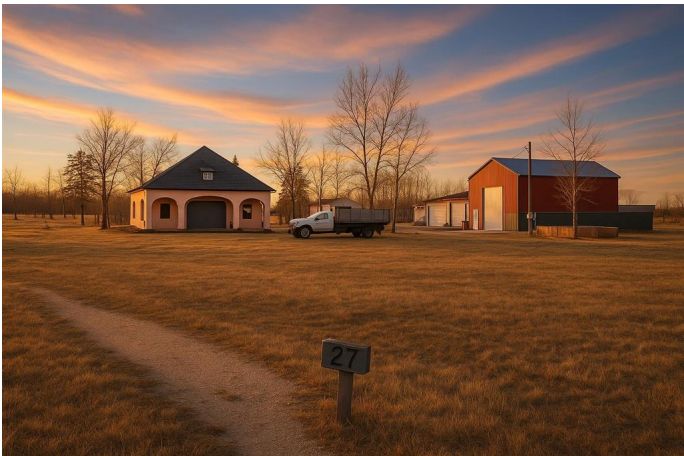
NONE, Rural Rocky View County, Alberta

Just 10 minutes from Chestermere, 15 minutes to Calgary, and only 5 minutes to Langdon, this 4-acre corner lot is bursting with potential. The property includes two detached garages—a three-car and a four-car—ideal for storage, a workshop, or even a small business. A newly built UFA barn/storage warehouse (less than a year old) adds incredible versatility. The home is being sold as-is, offering a great opportunity for handymen or builders to bring their vision to life. Don't miss out on this unique chance to create something truly special!

Built in 1940

Essential Information

| | |
|----------------|---|
| MLS® # | A2223502 |
| Price | \$774,900 |
| 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 | 1 and Half Storey, Acreage with Residence |
| Status | Active |



Community Information

| | |
|-------------|-------------------------|
| Address | 27 Willow Vale |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T2Z 2G6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Quad or More Detached, Triple Garage Detached |
| # of Garages | 10 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 37 |
| Zoning | R-RUR |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.