

**27 Willowvale Estates
Rural Rocky View County, Alberta**

MLS # A2148361



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,489 sq.ft.	Age:	1940 (84 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Quad or More Detached, Triple Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	4-24-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N.A

Escape the City and Embrace the Freedom of Acreage Living Living away from the hustle and bustle of city life offers a unique set of benefits that are truly priceless. Imagine waking up to the sound of birds chirping, not the hum of traffic. Here, you’re not just buying a home—you’re investing in a lifestyle of peace, privacy, and limitless potential. The Freedom to Create: With 4 acres at your disposal, you have the space to let your imagination run wild. Whether it’s building a garden oasis, adding a workshop, or creating a playground for your kids, the possibilities are endless. This property gives you the canvas to craft your dream environment, free from the restrictions of city living. A Blank Slate for Your Dream Home: The existing 1.5 storey home, full of character and potential, is waiting for your personal touch. While it may need some TLC, this is your opportunity to renovate and design a space that truly reflects your style and needs. Imagine customizing each room to suit your lifestyle, creating a home that’s uniquely yours. Tranquility and Space: Living on this acreage means enjoying the peace and quiet that only country life can offer. With no neighbors crowding your space, you can enjoy the serenity of your surroundings. Whether it’s watching the sunset from your porch, taking a leisurely stroll around your property, or simply enjoying the fresh air, the tranquility here is unmatched. Proximity Without the Chaos: While you’re enjoying the benefits of country living, you’re still conveniently close to the essentials. Just 10 minutes from Chestermere, 15 minutes to Calgary, and 5 minutes to Langdon, you have easy access to shopping, dining, and entertainment whenever you need it—without sacrificing the peace of your private retreat. If you’re ready to embrace a lifestyle of freedom, space,

and creativity, this property is your opportunity. Whether you're looking to build, renovate, or simply escape, this acreage offers the perfect blend of potential and tranquility. Ready to make your dream a reality? Contact me today to explore the possibilities!