

# \$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

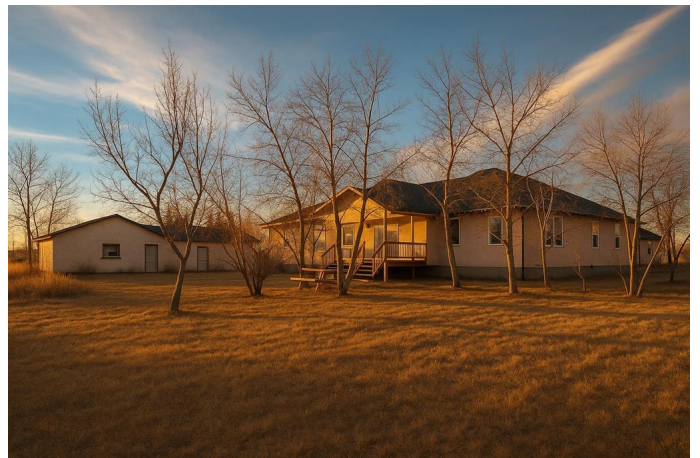
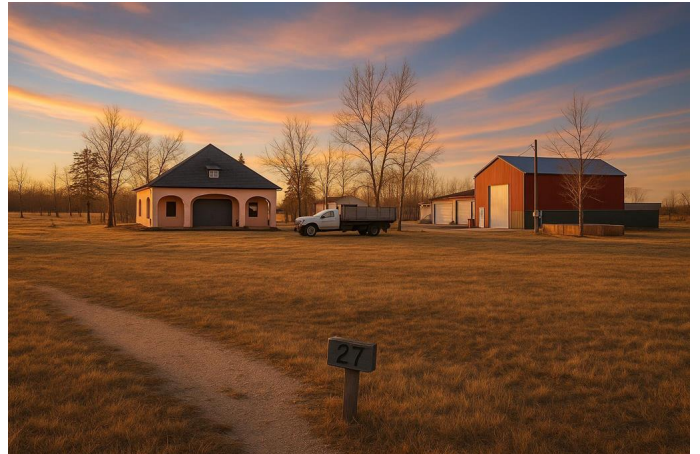
NONE, Rural Rocky View County, Alberta

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, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-RUR

## Listing Details

Listing Office	RE/MAX Complete Realty
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