\$950,000 - 34186 Township Road 240, Rural Rocky View County

MLS® #A2221957

\$950,000

3 Bedroom, 2.00 Bathroom, 1,331 sqft Residential on 9.98 Acres

NONE, Rural Rocky View County, Alberta

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!

Built in 1977

Essential Information

MLS® # A2221957 Price \$950,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,331 Acres 9.98 Year Built 1977

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 34186 Township Road 240

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 2X7

Amenities

Utilities Electricity Paid For, Heating Paid For, Water Paid For

Parking Spaces 10

Parking Off Street, RV Access/Parking

Interior

Interior Features Beamed Ceilings, Soaking Tub, Storage Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning Stove

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Views

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 162 Zoning AG

Listing Details

Listing Office Real Estate Professionals Inc.

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