

# \$1,150,000 - 204 High Point Estates, Rural Rocky View County

MLS® #A2243740

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,664 sqft  
Residential on 2.00 Acres

High Point Estates, Rural Rocky View County,  
Alberta

High Point Estates â€” 5-Bedroom on 2 Acres,  
Perfect for Home-Based Business  
Hereâ€™s your chance to own a property with  
outstanding home-based business potential in  
the sought-after community of High Point  
Estates! Set on a private, treed 2-acre lot, this  
acreage includes a heated triple garage, a  
Â½-acre fenced compound with storage  
sheds, and plenty of outdoor spaceâ€”ideal for  
equipment, work vehicles, or recreational toys.  
Offering privacy, convenience, and  
functionality, itâ€™s perfectly suited for  
anyone needing room to combine business  
and family living.

The 2,664 sq. ft. home features 5 bedrooms  
and 4 bathrooms, giving you plenty of room to  
reimagine and update to your style. The main  
floor offers a bright and functional layout with a  
family room, sunroom, living room, kitchen,  
and dining area. The kitchen includes  
abundant cabinetry, ample counter space, and  
newer appliances. A laundry closet and half  
bath complete the main level. Upstairs,  
youâ€™ll find five generously sized bedrooms,  
including a primary suite with ensuite  
bathroom. The fully finished basement  
expands your living space with two large  
recreation rooms, a bar, and an additional half  
bath. Recent upgrades include a brand-new  
furnace for peace of mind.



While the property requires clean-up and renovation, it presents a rare opportunity to build equity and customize a large family home in an established acreage community.

Whether you’re seeking an investment project, renovation opportunity, or the perfect property to balance both family and business needs, this acreage delivers.

With Chestermere’s shopping and schools just minutes away, school bus service right to your driveway, and excellent access to Highway 1 and Glenmore Trail, this location combines country living with city convenience. Homes in High Point Estates rarely come available—don’t miss your chance to make this property your own!

Built in 1976

**Essential Information**

MLS® #	A2243740
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,664
Acres	2.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	204 High Point Estates
Subdivision	High Point Estates
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T1X 2K5

### Amenities

Amenities	None
Utilities	Cable Connected
Parking	Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Natural Woodwork, No Smoking Home, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Courtyard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Many Trees, Fruit Trees/Shrub(s), Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	27
Zoning	R-CRD
HOA Fees	200
HOA Fees Freq.	MON

### Listing Details

Listing Office	Royal LePage Benchmark
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