# \$1,150,000 - 270139 Inverlake Road, Rural Rocky View County

MLS® #A2256348

\$1,150,000

5 Bedroom, 2.00 Bathroom, 2,007 sqft Residential on 5.29 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this exceptional Newly Renovated acreage property in Rural Rocky View County, offering the perfect blend of comfort, space, and functionality. Situated on a beautifully maintained parcel, this property is highlighted by an incredible 4,000 sq. ft. shop featuring 16'x12' overhead doors, 100-amp service, fully insulated, drywalled, and painted interiorsâ€"ideal for business, storage, or hobby use. In addition, you'II find a 36'x24' detached garage providing even more vehicle and equipment space.

The home itself is a fully developed bungalow offering nearly 2,000 sq. ft. on the main level plus a finished basement, making it perfect for families of all sizes (4000 sqft of living space). The main floor hosts 3 spacious bedrooms plus a den, ideal for a home office or flex space, while the lower level adds 2 additional bedrooms and generous living areas, ensuring plenty of room for everyone.

This property truly combines country living with practicality, making it a rare opportunity for those seeking both a comfortable family home and exceptional shop space in the highly desirable Rocky View area.







Built in 1960

### **Essential Information**

MLS® # A2256348 Price \$1,150,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 2,007 Acres 5.29 Year Built 1960

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 270139 Inverlake Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T2B 2G7

#### **Amenities**

Utilities Electricity Connected, Electricity Paid For, Heating Paid For, Natural Gas

Connected, Water Paid For

Parking Spaces 20

Parking Additional Parking, Double Garage Detached, Driveway, Oversized, See

Remarks

# of Garages 4

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Separate Entrance, Storage
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 53

Zoning RG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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