

# \$1,000,000 - 34186 Township Road 240, Rural Rocky View County

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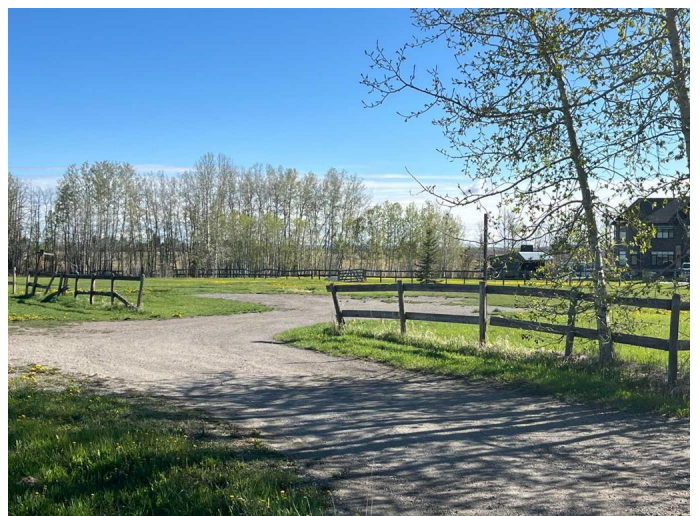
MLS® #A2221957

**\$1,000,000**

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	\$1,000,000
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	68
Zoning	AG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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