

# \$2,100,000 - 78 Canal Court, Rural Rocky View County

MLS® #A2261359

**\$2,100,000**

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 19.30 Acres

NONE, Rural Rocky View County, Alberta

Discover the perfect blend of country charm and city convenience with this incredible 19.4-acre property, located just 10 minutes from Calgary and offering over 3,000 sq. ft. of developed living space. With quick access to Highway 791, Glenmore Trail, and Stoney Trail, commuting is effortless while still enjoying the peace and privacy of rural living. This warm and inviting bungalow features 3 spacious bedrooms, 2.5 bathrooms, a bright living room with a picture window, and a cozy wood-burning fireplace in the breakfast nook. The kitchen and dining area are perfectly positioned for family meals and entertaining. The fully finished basement offers you a huge living area, a bedroom, a bar, and a full bath for your extended family. All surrounded by beautiful views and mature trees offering natural privacy. 19.4 acres of versatile land with the potential to subdivide into 4 or more lots (application already submitted to Rocky View County). Comparable adjacent 4-acre lots listed at \$600K—significant investment upside. Beautifully treed and landscaped grounds with an expansive lawn and huge vegetable garden. Irrigation system, dugout water source, and option to stay in the local Water Co-Op. Standpipes for water (as-is) near the shed and livestock area. 32' x 34' heated workshop—perfect for hobbies, storage, or small business use. 24' x 10' temporary wood shed, Two 12' x 8' tin sheds for additional storage, Ample space for RVs, equipment, or future development. Centrally



located between Calgary, Chestermere, and Langdon, this property offers the best of all worlds. You're minutes from schools, shopping, and services, yet surrounded by nature and wide-open skies. Whether you're looking for a peaceful homestead, a multi-family investment, or a development opportunity, this property checks every box. Live here now, enjoy the land, and build for the future. Don't miss this unique chance—book your private showing today.

Built in 1974

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2261359                         |
| Price          | \$2,100,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,616                            |
| Acres          | 19.30                            |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 78 Canal Court          |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1X0H5                  |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Bar, Laminate Counters, Pantry, Vinyl Windows                                        |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 2                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                                         |
| Lot Description   | Dog Run Fenced In, Few Trees, Fruit Trees/Shrub(s), Garden, Level, Private, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 9                 |
| Zoning         | A-SML             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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