

# \$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 chanceâ€”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
Zoning	A-SML

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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