

\$1,195,000 - 24064 Meadow Drive, Rural Rocky View County

MLS® #A2264499

\$1,195,000

4 Bedroom, 2.00 Bathroom, 1,580 sqft
Residential on 5.06 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Exceptional opportunity to own 5 acres of rolling prairie just 1-minute from Calgary's city limits. This 1970s-built home offers 4 bedrooms, 2 bathrooms, 2 wood-burning fireplaces, and a double attached garage; a true handyman's special. Several outbuildings remain on the property in varying condition, offering space for future redevelopment or replacement. Mature trees have been strategically placed to provide privacy and shade around the home and former animal/workshop outbuildings, adding to the natural charm of the land. The property carries a sense of history and tranquility, surrounded by open skies and potential. With its prime location, easy city access, and peaceful country setting, the true value lies in the land and the opportunity it presents for investors, builders, or those looking to create a custom estate just outside Calgary.

Built in 1972

Essential Information

MLS® #	A2264499
Price	\$1,195,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,580
Acres	5.06
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	24064 Meadow Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1A7

Amenities

Parking	Double Garage Attached
# of Garages	8

Interior

Interior Features	Beamed Ceilings, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Other
Lot Description	Dog Run Fenced In, Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	R-CRD; R-RUR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.