

# \$1,150,000 - 270016 Township Road 234a, Rural Rocky View County

MLS® #A2206097

**\$1,150,000**

2 Bedroom, 1.00 Bathroom, 840 sqft  
Residential on 19.38 Acres

NONE, Rural Rocky View County, Alberta

Prime Investment Opportunity mostly land value â€“ Single family house with 19.38+/- Acres in Sought after Location.

Seize this rare chance to invest in a 19.38+/- acre property in the MD of Rocky View that is located minutes to Langdon. This 2 bedroom 1 bath bungalow sits nicely on the front corner of the lot. The home features a relatively open plan with a generous sized great room and a nice sized kitchen with stainless steel appliances and sliding glass doors to the 2 tiered deck. All rooms have been recently painted and new laminate vinyl flooring installed. There is a new 4 pce bathroom that is accented with modern black fixtures. This property is strategically positioned with easy access to Glenmore Trail, Stony Trail and the Trans Canada Highway. The house is situated in the front corner of the 19 plus acre lot that stretches along rural road 270. The property is situated on the corner of rr 234a which leads to a culdesac of additional acreages. There is some future development going on in the surrounding area with the De Havilland plant being built. This bungalow was built in 1972 by Fine Line Homes and sits on a concrete foundation. With access off Twp Rd 234A and surrounded by established 4+ acre subdivisions, this property may have the potential for possible future redevelopment. This property is turn key ready, the basement is awaiting future development with roughed



in plumbing.

Directions: East on Glenmore Trail, continue past Langdon's 4-way stop, turn north at Boundary Road/Range Road 270, and follow for 3 km to Twp Rd 234A (first cul-de-sac).

Don't miss out... contact your favorite realtor to show you this wonderful property!

Built in 1972

### **Essential Information**

MLS® #	A2206097
Price	\$1,150,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	19.38
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	270016 Township Road 234a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

### **Amenities**

Parking	Stall
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### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Gard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	5
Zoning	A-SMALL

### Listing Details

Listing Office      Diamond Realty & Associates LTD.

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