

# \$999,999 - 35224 Township Road 242, Rural Rocky View County

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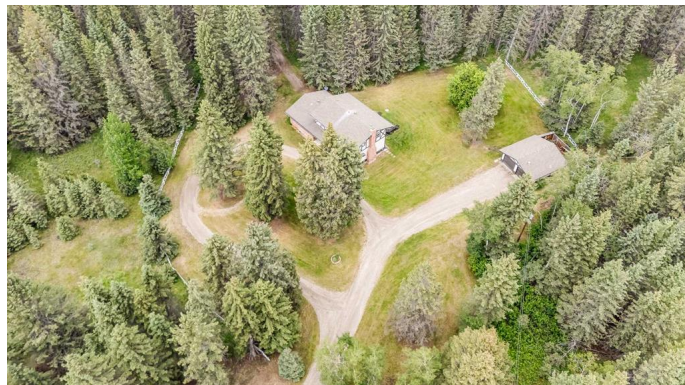
MLS® #A2229552

**\$999,999**

5 Bedroom, 3.00 Bathroom, 2,483 sqft  
Residential on 4.57 Acres

NONE, Rural Rocky View County, Alberta

Set on 4.57 acres just 15 minutes west of Calgary, this property offers a rare opportunity to enjoy the beauty and privacy of country living with the convenience of nearby city access. Located just off Highway 8, the land is peaceful, treed, and rich with potential—an ideal setting to build your dream home or take on a full renovation project. With quick access to amenities and surrounded by nature, the setting alone makes this a standout opportunity. The location is hard to beat. You're minutes from the Elbow River and some of the region's top golf courses, including River Spirit, Glencoe Golf and Country Club, Elbow Springs, and Pinebrook. The area is known for its natural beauty and outdoor lifestyle, while still being within easy reach of major routes and city services. Zoned to allow two animal units, the property also supports a variety of uses—whether you're thinking of horses, hobby farming, or simply enjoying open space. The existing home offers over 3,400 square feet above grade and is currently divided into two separate living spaces, each with its own kitchen and laundry. This layout could work well for multi-generational living or rental income while you plan future updates or new construction. On the main floor, you'll find a spacious foyer, large living room with a wood-burning fireplace, and a kitchen with a gas stove and access to the yard through



sliding doors. There's also a formal dining room, laundry area, and the second suite (illegal) with its own kitchen, stacked laundry, bedroom, and additional living and dining spaces. Upstairs are four more bedrooms, including a generously sized primary suite with a walk-in closet and private three-piece ensuite. A full five-piece bathroom with dual sinks completes the upper level. The basement is unfinished and ready for your ideas, offering excellent storage or future development space. Additional features include a double detached garage and newer windows throughout. The land is the real highlight here"with plenty of space for recreation, privacy, and future plans, it's a setting that's increasingly hard to find so close to the city. Take advantage of your opportunity to see this incredible property in person"book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1960

**Essential Information**

MLS® #	A2229552
Price	\$999,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,483
Acres	4.57
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	35224 Township Road 242
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Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3E2

### Amenities

Parking Spaces	8
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Gas Stove, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	4
Zoning	Residential

### Listing Details

Listing Office	Real Broker
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