

# \$995,000 - 137 Canal Court, Rural Rocky View County

MLS® #A2233799

**\$995,000**

3 Bedroom, 4.00 Bathroom, 2,539 sqft

Residential on 4.42 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this spacious & private acreage retreat located southeast of Chestermere & west of Langdon. Set on 4.42 beautifully treed acres backing directly onto the WID Canal, this property offers both tranquility & convenience. The main level of this 2,539 sq ft home features a thoughtful & functional layout, starting with a bright front sitting room & formal dining area. A dedicated office just off the entry can easily be used as a main floor bedroom, located near the convenient half bath & laundry room with a sink with direct access to the double attached garage. Toward the back of the home, you'll find a warm & inviting family room with a brick-faced wood-burning fireplace (with gas as well), a casual dining nook, & a spacious kitchen—ideal for everyday living & entertaining. Upstairs, 3 generously sized bedrooms await, including a spacious primary suite with a 5-piece ensuite & walk-in closet. A bonus room adds extra space for a play area, media room, or cozy retreat, & a full common bathroom serves the additional bedrooms. The fully developed basement (1,282 sq ft with 2 furnaces) expands your living space featuring a spacious living area with cabinetry, sink, & counter space—ideal for a future kitchenette or wet bar, family room, full bathroom, flex room, & ample storage—perfect for multi-generational living or hosting extended family and guests. Unwind in the evenings on the expansive deck, complete with a gas line for effortless outdoor grilling. Enjoy the



peaceful surroundings, mature trees, & the beauty of nature just steps from your door. There is also a dugout on the property that was previously used as a pond—it can be replenished by purchasing a membership with the WID. Whether you're looking for space, privacy, or the charm of rural living close to urban amenities, this property is a must-see. Click on video and 3D walk through.

Built in 1993

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2233799                         |
| Price          | \$995,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,539                            |
| Acres          | 4.42                             |
| Year Built     | 1993                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 137 Canal Court         |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1X 0H5                 |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Family Room, Wood Burning                                                             |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                        |
| Lot Description   | Landscaped, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Wood Frame                                            |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 7               |
| Zoning         | R-RUR           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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