

# \$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	3
Zoning	R-RUR

## Listing Details

Listing Office	MaxWell Capital Realty
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