

137 Canal Court
Rural Rocky View County, Alberta

MLS # A2233799



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,539 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.42 Acres		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: RO at Tap,

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.