

\$1,999,900 - 40018 Township Road 242, Rural Rocky View County

MLS® #A2249258

\$1,999,900

2 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 19.99 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your countryside DREAM HOUSE nestled on 19.99 acres of pristine, tree-covered land with only a couple of years old custom-built bungalow(2023) offers a rare blend of convenience, comfort, modern elegance and timeless country charm. Here, the days begin with the gentle sounds of nature, wake up by birds singing, the soft shimmer of sunlight through the treetops, and enjoy morning walk with coffee in your hand up to the little stream, and having brunch on your private deck surrounded by trees. Afternoon, focus on your habit in a workshop, and then walk even further cross your own handcrafted bridge and wander to the Elbow River, where the beauty of Alberta unfolds in every season. Invite your guests to a BBQ festivity under a wooden gazebo and sit around a fire pit for stargazing. 1,807 sqft residence is thoughtfully designed for both comfort and style. Open-concept with 12-ft ceilings, anchored by a wood-burning fireplace, the chef's kitchen showcases custom wooden countertop, ample cabinetry, and a skylight to capture the midday sun. Expansive windows bring in abundance of natural light all day long, and the engineered hardwood floors enhance the country living. The primary bedroom with an 5pc ensuite bathroom, accompanied by a spacious second bedroom, an additional full bathroom, and a laundry room to complete the main level. The undeveloped lower level holds



unlimited potential, but is already roughed-in for in-floor heating and a bathroom. The double attached garage is currently serving as a workshop, but it can easily transition back to vehicle storage. Outside, you will find a built-in deck for RV or trailer to accommodate overnight guests, and there are open spaces to store all your leisure vehicles, or unlimited opportunities to build tennis court, basketball court, hockey rink, swimming pool, hot tub, workshop, green house or you name it! This is more than just a home – it’s a lifestyle home that you have been dreaming of. Despite the peaceful seclusion, you’re only 10 minutes from Calgary’s west end, 15 minutes to Bragg Creek, and just 30-40 minutes to the mountains. Whether you dream of a private retreat, a hobby farm, or just a peaceful land you can rest, this property delivers the very best of Alberta acreage living. Schedule your private viewing today!

Built in 2023

Essential Information

MLS® #	A2249258
Price	\$1,999,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	19.99
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	40018 Township Road 242
Subdivision	NONE

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2Z1

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Wood Counters
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

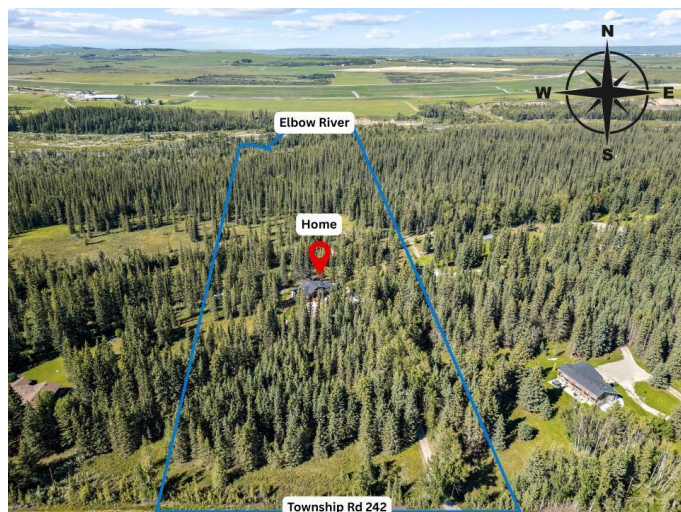
Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Treed, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	14
Zoning	A-SML P8.1

Listing Details

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



deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.