

\$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	8
Zoning	R-RUR

Listing Details

Listing Office	MaxWell Capital Realty
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