

# \$1,150,000 - 270139 Inverlake Road, Rural Rocky View County

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MLS® #A2256348

**\$1,150,000**

5 Bedroom, 2.00 Bathroom, 2,007 sqft  
Residential on 5.29 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this exceptional Newly Renovated acreage property in Rural Rocky View County, offering the perfect blend of comfort, space, and functionality. Situated on a beautifully maintained parcel, this property is highlighted by an incredible 4,000 sq. ft. shop featuring 16'™x12'™ overhead doors, 100-amp service, fully insulated, drywalled, and painted interiors—ideal for business, storage, or hobby use. In addition, you'll find a 36'™x24'™ detached garage providing even more vehicle and equipment space.

The home itself is a fully developed bungalow offering nearly 2,000 sq. ft. on the main level plus a finished basement, making it perfect for families of all sizes (4000 sqft of living space). The main floor hosts 3 spacious bedrooms plus a den, ideal for a home office or flex space, while the lower level adds 2 additional bedrooms and generous living areas, ensuring plenty of room for everyone.

This property truly combines country living with practicality, making it a rare opportunity for those seeking both a comfortable family home and exceptional shop space in the highly desirable Rocky View area.

Built in 1960

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2256348                         |
| Price          | \$1,150,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,007                            |
| Acres          | 5.29                             |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 270139 Inverlake Road   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2B 2G7                 |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Electricity Paid For, Natural Gas Connected, Heating Paid For, Water Paid For |
| Parking Spaces | 20                                                                                                   |
| Parking        | Additional Parking, Double Garage Detached, Driveway, Oversized, See Remarks                         |
| # of Garages   | 4                                                                                                    |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 2                                                             |
| Fireplaces        | Wood Burning                                                  |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Entrance, Private Yard              |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | RG                   |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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