

\$1,200,000 - 204 High Point Estates, Rural Rocky View County

MLS® #A2243740

\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,664 sqft
Residential on 2.00 Acres

High Point Estates, Rural Rocky View County,
Alberta

2-Acre Acreage in High Point Estates – 5 Bedroom Home with Huge Potential
Here’s your chance to own in the sought-after community of High Point Estates! This 2,664 sq. ft. home is set on a private, treed 2-acre lot, offering peace, space, and endless possibilities to create your dream property. The home features 5 bedrooms and 4 bathrooms, giving you plenty of room to reimagine and update to your style. The main floor offers a bright and functional layout with a family room, sunroom, living room, kitchen, and dining area. The kitchen includes abundant cabinetry, ample counter space, and newer appliances. A laundry closet and half bath complete the main level. Upstairs, you’ll find five generously sized bedrooms, including a primary suite with ensuite bathroom. The fully finished basement provides two large recreation rooms, a bar, and an additional half bath. Recent upgrades include a brand-new furnace for peace of mind. Outside, you’ll appreciate a heated triple garage, fenced compound with storage sheds, and plenty of treed space for privacy and outdoor living. While the property requires clean-up and renovation, it presents a rare opportunity to build equity and customize a large family home in an established acreage community. If you’ve been searching for an investment project, a renovation



opportunity, or the perfect lot to build on, this is it. Homes in High Point Estates rarely come availableâ€”donâ€™t miss your chance to make this acreage your own. Close proximity to shopping and schools with Chestermere right next door and the school bus stops right at your driveway. Also, great access to Highway 1 and Glenmore Trail!

Built in 1976

Essential Information

MLS® #	A2243740
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,664
Acres	2.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	204 High Point Estates
Subdivision	High Point Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2K5

Amenities

Amenities	None
Utilities	Cable Connected
Parking	Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, French Door, Natural Woodwork, No Smoking Home, Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-CRD
HOA Fees	200
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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