

# \$1,150,000 - 204 High Point Estates, Rural Rocky View County

MLS® #A2243740

**\$1,150,000**

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

High Point Estates, Rural Rocky View County,  
Alberta

High Point Estates â€” 5-Bedroom on 2 Acres,  
Perfect for Home-Based Business

Hereâ€™s your chance to own a property with outstanding home-based business potential in the sought-after community of High Point Estates! Set on a private, treed 2-acre lot, this acreage includes a heated triple garage, a ½-acre fenced compound with storage sheds, and plenty of outdoor spaceâ€”ideal for equipment, work vehicles, or recreational toys. Offering privacy, convenience, and functionality, itâ€™s perfectly suited for anyone needing room to combine business and family living.

The 2,664 sq. ft. 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, youâ€™ll find five generously sized bedrooms, including a primary suite with ensuite bathroom. The fully finished basement expands your living space with two large recreation rooms, a bar, and an additional half bath. Recent upgrades include a brand-new furnace for peace of mind.



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.

Whether you’re seeking an investment project, renovation opportunity, or the perfect property to balance both family and business needs, this acreage delivers.

With Chestermere’s shopping and schools just minutes away, school bus service right to your driveway, and excellent access to Highway 1 and Glenmore Trail, this location combines country living with city convenience. Homes in High Point Estates rarely come available—don’t miss your chance to make this property your own!

Built in 1976

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2243740                         |
| Price          | \$1,150,000                      |
| 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 | Bar, Built-in Features, Natural Woodwork, No Smoking Home, French Door |
| 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 | Private Yard, Courtyard                                                                  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Many Trees, Fruit Trees/Shrub(s), Private |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Wood Frame, Wood Siding                                                                  |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 48                  |
| Zoning         | R-CRD               |
| HOA Fees       | 200                 |
| HOA Fees Freq. | MON                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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