

# \$859,900 - 15 Khan Acres, Rural Rocky View County

MLS® #A2232736

**\$859,900**

4 Bedroom, 3.00 Bathroom, 2,160 sqft

Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your private retreat on 4 beautifully landscaped and treed 4 acres, offering the perfect blend of nature, space, and convenience. Ideally located just minutes from Calgary and only 2 minutes from the new community of Hotchkiss, this west-facing property captures stunning mountain views, endless natural light, and peaceful surroundings.

This charming home offers nearly 2,200 square feet of comfortable living space. The main level welcomes you with a spacious foyer, a cozy family room anchored by a wood-burning fireplace, a lovely living room, and a formal dining area—perfect for family gatherings and entertaining. The bright and functional kitchen features sliding doors that open to your expansive west-facing backyard, a true outdoor oasis with privacy, sunshine, and panoramic views. A convenient 2-piece bathroom and a generous mudroom complete the main floor.

Upstairs, you'll find four well-sized bedrooms, including a spacious primary retreat with its own 3-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms. The unfinished basement offers excellent potential with a large recreation room, abundant storage, and a dedicated laundry area—ready for your personal finishing touches.

Recent updates include a new furnace and hot water tank (2023). The oversized double attached garage is both heated with radiant



heat and fully insulated, with plenty of front parking and private accessâ€”ideal for hobbyists, car lovers, or those needing extra workspace.

With endless possibilities, serene views, and an unbeatable location, this 4-acre property offers the best of country living just outside the city.

Built in 1977

### Essential Information

MLS® #	A2232736
Price	\$859,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,160
Acres	4.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	15 Khan Acres
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0J5

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, No Smoking Home, Wood Windows
Appliances	Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	CR

## Listing Details

Listing Office	eXp Realty
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