

PRIVATE 18-ACRE ESTATE

with Multigenerational Living



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

Proudly Presenting

4 WEST MEADOWS ESTATES ROAD S.W.

RURAL ROCKY VIEW COUNTY, ALBERTA, CANADA

COMMUNITY OF WEST MEADOW ESTATES

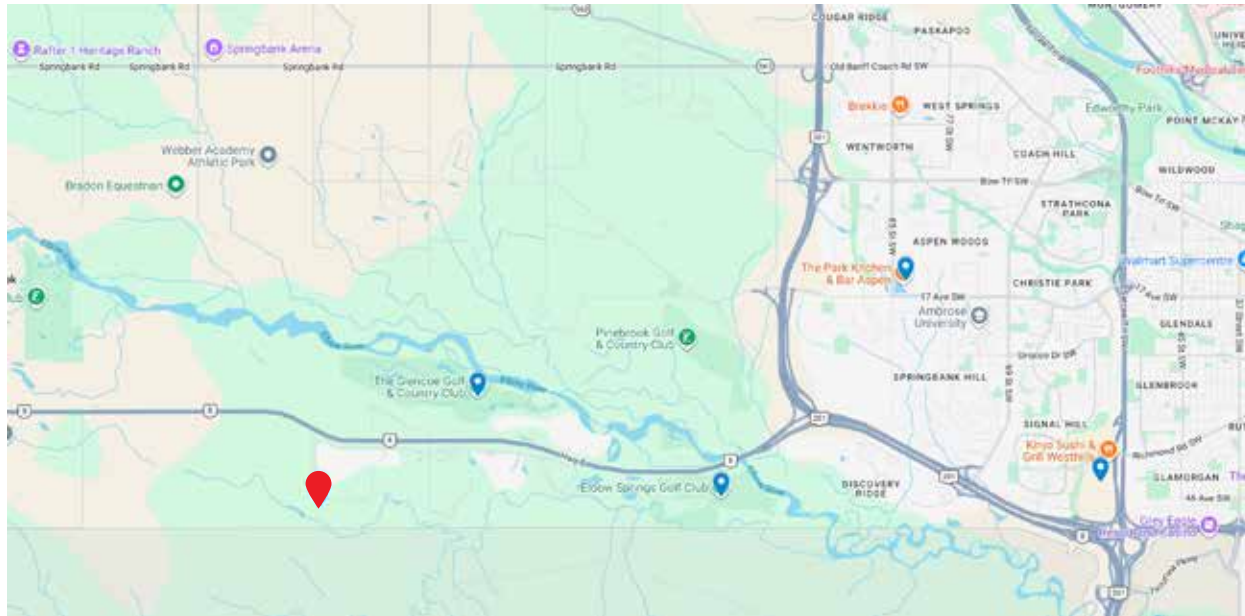
Proudly Presenting
4 WEST MEADOWS ESTATES ROAD



| | |
|-------------------------------------|--------------------------|
| <i>Main Floor Space:</i> | <i>1,931 square feet</i> |
| <i>Upper-Level Floor Space:</i> | <i>1,719 square feet</i> |
| <i>Lower-Level Floor Space:</i> | <i>1,728 square feet</i> |
| <i>Total Developed Floor Space:</i> | <i>5,378 square feet</i> |







FABULOUS LOCATION

Set at the remarkable meeting point between city convenience and country quiet, this beautiful country residential acreage offers a truly rare opportunity on Calgary's southwest edge. As the last country residential home before the urban boundary gives way to open skies and uninterrupted Rocky Mountain views, the property feels like a private sanctuary at the edge of two worlds. Here, the ease of a fast commute to downtown and nearby LRT access is balanced by birdsong, wildlife, gardens, pasture, water, and the deep stillness of rural living.

West Calgary amenities are just an eight minute drive from West Meadows Estates. Aspen Estates and Westhills shopping centers offer every shopping amenity imaginable from grocery stores to bakeries to banks to garden centers and restaurants...









*Head out for a walk and enjoy
the incredible scenery of the
neighboring communities...*



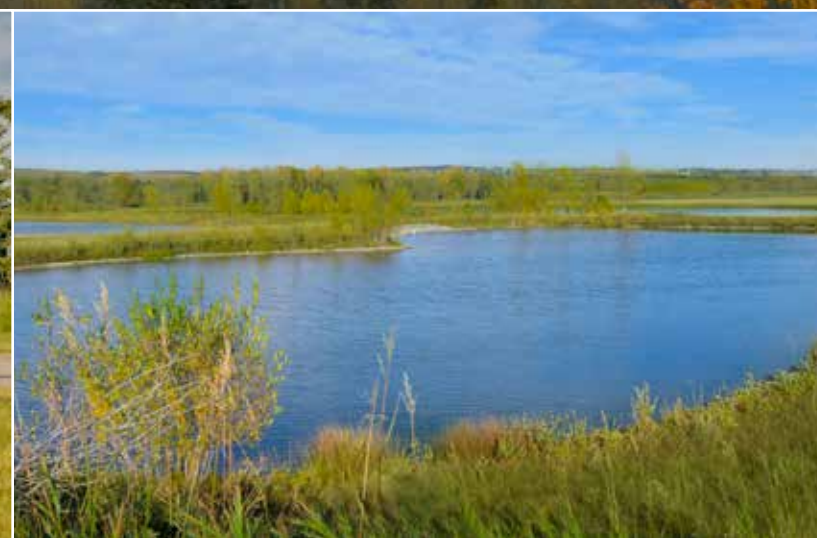


Off to the creek to catch some frogs...



Activities Galore for Families and Children in West Meadows and in Surrounding Communities...







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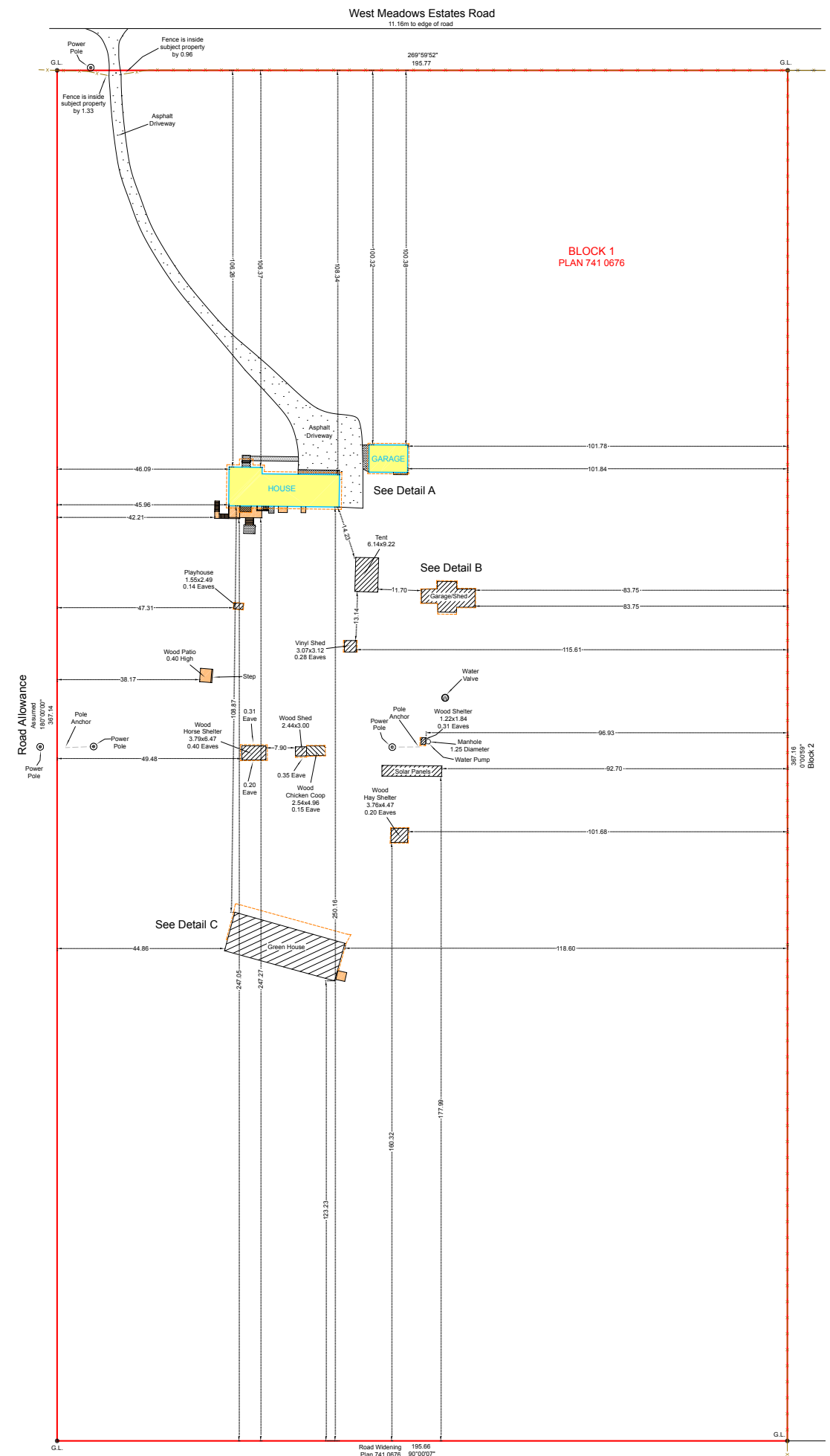






SIGNIFICANT LAND PARCEL

The land itself is a substantial size allowing for privacy, pasture land for animals, a tributary to Lott Creek running through it, established native grasslands, incredible mature trees, hedges, gardens and nature trails and a long winding welcoming driveway. There is a road right of way along the entire West property line, allowing for a future road to access the land on the other side of the creek, should a future owner apply for a development permit to Rocky View County to put in a bridge. Located on the very edge of West Meadows, this parcel joins paved road and pathway systems throughout this entire area that span for miles.









HOBBY FARM LIVING

The family that has lived here for the past thirteen years have cherished their family adventures having all kinds of animal husbandry experiences, including chickens, ducks, turkeys, pigs, and alpacas. The land is set up with secure fencing and pasture for donkeys, horses, goats and sheep also. The children have watched fish and frogs hatch, wildlife pass through and experience the wetland environment that supports migratory birds, deer, moose with remarkable biodiversity. The natural beauty of this special property is spiritually good for one's soul.









OUTDOOR ADVENTURES

There is always something to do and enjoy on this incredible parcel of land. Families can sit around the fire in the evenings, host private BBQ's with family and friends, cross country ski around the pond in the winter, set up bow and arrow shooting around the hay bales, build forts and teepees in the forest with branches and fallen trees, curate jewelry in the old granary, cut dirt bike paths in the fields, plant wildflowers, feed the birds, set up dolls in the playhouse, play on the monkey bars in the forest, or just sit and read a book in a cozy chair listening to the birds sing.







BOTANICAL NATURE RESERVE

The backyard is beautifully landscaped with perennial flowers, blossoming trees, and a dense shelterbelt of native spruce, pine, and poplar, creating privacy, shade, and a forest-like sense of enclosure. The well water is exceptional: clear, clean-tasting, free of iron flavour, and naturally mineral-balanced.

Viewed through the lens of permaculture, this property is especially compelling because it sits within a true ecotone — the rich transition zone between urban access and connection to nature. It is a place where working professionals and families can remain closely connected to the city while living within a more grounded, self-sufficient landscape shaped by food production, wildlife habitat, water, shelter, sun, and mountain views.



POND AND WILDLIFE

This property borders Tsuut'ina Nation Reserve, connected through to Bragg Creek, Kananaskis, and Banff, the biodiverse wildlife of the 'Yellowstone to Yukon' corridor. This leads to wildlife on the property including great blue heron, crane, swan, various duck species as well as deer, moose, bobcat, coyotes, beavers, muskrats, woodchuck, and many more.

The large pond and wetland area are adjacent to native trembling aspen forest with a few spruce trees growing about. The pond can be shovelled for a skating rink in winter months. The meandering stream flows to a pond with western toad and tiger salamander, a rare sight in Calgary area indicative of a pristine, biodiverse and intact ecosystem. This is the headlands of Lot Creek that flows to the Elbow River. Many adjacent poplar trees have been wrapped with page wire to protect from beavers. The large tranquil forested area offers nature trails for mushroom picking and bird watching. The surrounding native fescue grasslands include fragrant wild sage (smudge quality) various wildflowers, prairie crocus, wild rose, and fantastic earthy native mint near the pond.

This property is literally the single last S.W. country residential property, the final edge of Calgary urban development before the wide natural expanse of quarter sections and natural connectivity through the Elbow Valley. It is fenced around the perimeter, mostly three-line barbed wire. Along the North and East boundaries there are 100+ poplar, spruce and pine trees planted 10 years ago.







GREENHOUSE

The passive solar hillside greenhouse was designed for year-round thermal mass retention. It was built as a bioshelter with over 3300 square feet. It is post and beam pine construction, with no concrete.

Additional Features of the Greenhouse:

- Thermal battery for year-round growing without any additional heat sources - Subterranean heating and cooling system with 4000 lineal feet of 4 inch hdpe tubes radiating throughout the footprint. Fed with hot moist air via galvanized steel ducting from top of greenhouse through flat black central manifold.
- Heat recovery ventilator (HRV) 32inch diameter earth tubes 115ft long x 2 (intake + exhaust) inbuilt in earth berm behind structure for fresh air exchange
- Rainwater collection: One-piece 30mil LLDPE pond liner roof with rock ballast and geogrid to filter water
- Double inflated 6mil UV Greenhouse poly-film
- 4x5000L water cisterns black HDPE for rainwater storage
- Pumps and timers for dripping irrigation
- High quality efficient exhaust fans (former Calgary Fire Department)
- Hugleculture growing beds rich mycorrhiza biodiverse growing environment
- Perennials: 5 species fig trees, grape vines, 2 apple trees, apricot tree, fruit salad (grafted two plum and apricot tree), buffalo current, asparagus, strawberry, reseeding cherry tomatoes
- Herbs: reseeding chamomile, dill, cilantro, parsley, mint, rosemary, sage
- Flowers: rose bushes, creeping vine flowers, daffodils, various others

















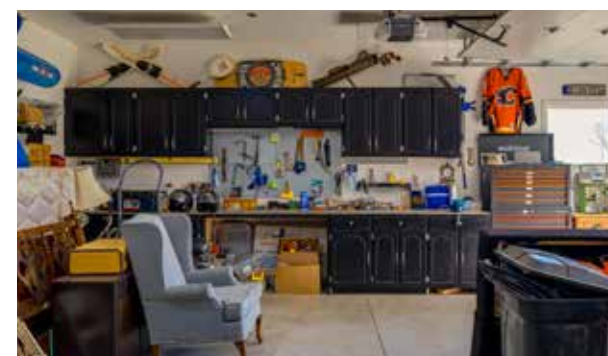
EXTENSIVE OUTBUILDINGS & GARAGE SPACE

The character and history of the outbuildings and barns is evident in the beautifully aged wood and structures. Acreages like this so close to the city are difficult to find, where old buildings have been preserved and appreciated. There are three connected old shed/barns with new asphalt roofs, including one horse barn with stalls, and a saddle barn and tack room (currently used as a silver smelter shop). There is also a garden shed, chicken coop, three horse shelters, kids playhouse and a forest platform with benches. There is an attached triple garage along with another detached triple garage and a hoop shed Quonset (40 ft x 25 ft) for all the family's motorized "toys" and vehicles. The shops and sheds have workshops galore with built-in cabinetry, shelving and storage.



ADDITIONAL INFORMATION ON THIS SPECIAL PROPERTY

- Garage - detached triple over sided with 3rd side door
- 2 tank septic system with field. Tanks replaced 2014
- Asphalt driveway
- 11Kw Solar array (ground mount racking) installed in 2018
- 10 gpm well with amazing clean taste groundwater, no iron taste
- Pressure treated back deck (main, upper, and small (off main master bedroom)
- Natural stone firepit area with dense tree shelter







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