

\$1,350,000 - 284016 Range Road 275, Rural Rocky View County

MLS® #A2254827

\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,757 sqft
Residential on 9.64 Acres

NONE, Rural Rocky View County, Alberta

If you've been searching for a spacious country home with room for extended family, space for your animals, and breathtaking views of the coulee, this is it! From the moment you step onto the inviting front deck overlooking the beautifully landscaped yard, you'll feel at home. Inside, gleaming maple hardwood floors lead you into a sunken living room with a cozy wood-burning fireplace. The formal dining room flows seamlessly into a large kitchen featuring a central island with eating bar, stainless steel appliances, and a sunny breakfast nook framed by bay windows. Step out onto the wrap-around rear deck and enjoy sweeping views of the coulee—perfect for family meals and entertaining. The private owner's retreat is a true sanctuary with a sitting area overlooking the coulee, a large walk-in closet, and a spa-like ensuite with a bubble jetted tub and separate shower. The main floor also includes three generously sized bedrooms, a 5-piece family bath with double vanity, a powder room, and a large laundry room complete with cabinetry, countertop, sink, and two walk-in pantries. The fully finished walkout basement offers incredible versatility with a private living space for extended family that includes its own kitchen, dining/sitting area, large bedroom with laundry-ready walk-in closet, a 4-piece bath, and patio access to the east yard. The rest of the lower level is designed for fun and



functionality, with a media room, games room, craft/hobby workshop, and abundant storage. The entire basement can be used as part of the main house living space without any renovations needing to be completed. Outdoors, the fenced pasture with riding arena, two horse shelters, chicken coop with power and water, storage shed, dog run, and large garden provide everything you need for a country lifestyle. Extensively renovated in 2007, this home now boasts over 1,000 additional square feet, in-floor heat on both levels, high-efficiency furnace, boiler with hot water storage, and a manifold plumbing system. Major updates include septic system replacement (2008), rebuilt front deck, new rear deck stairs and door, new garage door opener, lower-level kitchen installation, upgraded lighting and electrical, and numerous cosmetic updates such as flooring, window coverings, paint, and bathroom upgrades. Over 50 trees have also been planted, adding to the property's beauty and privacy. This unique property combines comfort, functionality, and country charm—ready for you, your family, and your animals to enjoy for years to come.

Built in 1978

Essential Information

MLS® #	A2254827
Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,757
Acres	9.64
Year Built	1978
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	284016 Range Road 275
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Level, Pasture, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	September 16th, 2025
Days on Market	13

Zoning A-GEN

Listing Details

Listing Office RE/MAX Rocky View Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.