

\$1,200,000 - 235161 Range Road 275, Rural Rocky View County

MLS® #A2222520

\$1,200,000

6 Bedroom, 4.00 Bathroom, 2,285 sqft
Residential on 3.95 Acres

NONE, Rural Rocky View County, Alberta

Hereâ€™s your RARE CHANCE to live in the country in a COZY, COMFORTABLE FAMILY HOME that happens to have a 2 bdrm LEGAL SUITE downstairs with separate entrance to help with the mortgage or maybe pool your resources with family members by having mom & dad live downstairs. This EXTENSIVELY RENOVATED 2285sf bungalow on 3.95 BEAUTIFULY LANDSCAPED ACRES has on the main floor 4 bdrms, 2.5 baths, a kitchen perfect for family gatherings featuring a massive granite island that seats 3, a 2025 INDUCTION range, loads of cabinets all under a vast vaulted ceiling naturally lit with skylights; a walk in pantry & a walk in utility room. The primary suite has built in wardrobes & a walk in closet along with a 4 pce ensuite that has a huge heated/jetted tub & separate shower, 2 more bdrms share a 3 pce bath & the 4th bdrm features a queen size Murphy bed making it a true flex room. The MAIN FLR LAUNDRY is in the 2 pc bathroom; also there is a cozy TV/family room with a freestanding thermostatically controlled gas stove. As you enter the property you wonâ€™t miss seeing the 438sf ENCLOSED 3-SEASON composite DECK area with a wood burning fireplace; a 36â€™ WALL OF TINTED GLASS that completely slides open (with drop down screens if needed) leading to the 575sf east facing composite deck for amazing entertaining or just watching the sun come up.



Off the kitchen is a covered porch, with drop down screens, perfect for summer evenings watching that sun go down. Or hang out in the GAZEBO and later after dark, roast a some sâ€™mores over the FIREPIT. There is indoor parking for 2 vehicles, a workshop to tinker in & a fantastic set up for â€™delivered to your homeâ€™ CITY OF CALGARYâ€™ WATER for all your household needs. The 2 bdrm LEGAL SUITE has its own PRIVATE ENTRANCE, features a large living room with its own free standing thermostatically controlled gas stove, a laundry closet with WASHER/DRYER and storage conveniently located off the equally large full kitchen; it has itâ€™s own heated/jetted tub in the bathroom and separate shower; suite also has its own covered composite deck & parking area. This acreage has tons of perennials, flower beds, shrubs and trees with the manicured lawns making this your own private oasis. Enjoy watching & listening to all the native birds and wildlife that inhabit the Ducks Unlimited conservation area west of the back yard. On a clear day there is even a little peak of mountain view! This is a one of a kind property, you should see this soon!

Built in 1995

Essential Information

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|----------------|-------------|
| MLS® # | A2222520 |
| Price | \$1,200,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,285 |
| Acres | 3.95 |
| Year Built | 1995 |
| Type | Residential |

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

Community Information

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|-------------|-------------------------|
| Address | 235161 Range Road 275 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1X2J3 |

Amenities

| | |
|--------------|---|
| Utilities | Cable Not Available, Electricity Connected, Natural Gas Available, Satellite Internet Available |
| Parking | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Garage Faces Rear, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Granite Counters, Skylight(s), Solar Tube(s), Sump Pump(s) |
| Appliances | Bar Fridge, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Refrigerator, Freezer, Induction Cooktop, See Remarks |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Storage, Awning(s), Fire Pit, Gray Water System |
| Lot Description | Back Yard |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingle |
| Construction | See Remarks, Stucco |
| Foundation | Wood |

Additional Information

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|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 54 |
| Zoning | R-RUR |

Listing Details

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| Listing Office | Real Estate Professionals Inc. |
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