

# \$679,900 - 255140 Range Road 275, Rural Rocky View County

---

MLS® #A2260830

**\$679,900**

3 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 8.00 Acres

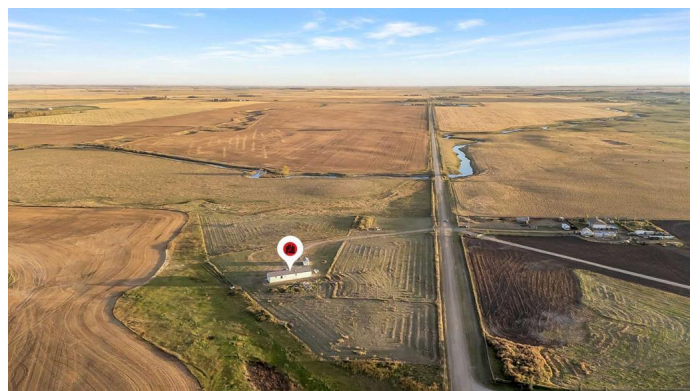
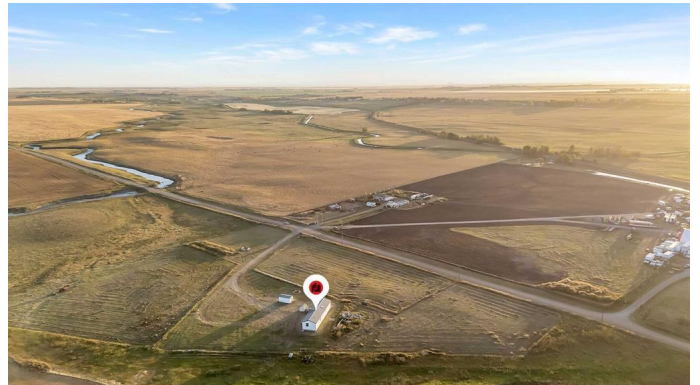
NONE, Rural Rocky View County, Alberta

8 ACRES!! ONE OF THE BEST PRICED ACREAGE NEAR THE CITY OF CALGARY!! ONLY 10 MINS TO CALGARY!! SINGLE DETACHED GARAGE!! Sitting on 8 acres, this well-kept single wide mobile offers a bright open concept floorplan with spacious living, dining, and kitchen areas. The HUGE KITCHEN features ample cabinetry and counter space, while the cozy living room is anchored by a charming fireplace. The home includes 3 BEDROOMS and 2 FULL BATHS, including a PRIMARY BEDROOM with WALK-IN CLOSET and 4PC ENSUITE. The two additional bedrooms also feature walk-in closets and share a full bath. Step outside to enjoy the peaceful setting with a DETACHED SINGLE GARAGE and plenty of room to expand. Perfectly located just 12 minutes from Calgary city limits, this acreage combines country living with city convenience. A RARE OPPORTUNITY TO OWN 8 ACRES SO CLOSE TO THE CITY!!

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2260830  |
| Price     | \$679,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                                 |
|----------------|-------------------------------------------------|
| Full Baths     | 2                                               |
| Square Footage | 1,504                                           |
| Acres          | 8.00                                            |
| Year Built     | 2005                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 255140 Range Road 275   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0C6                 |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 10                |
| Parking        | RV Access/Parking |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, See Remarks                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Propane                                                         |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Basement          | None                                                                        |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Piling(s)                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 9                    |
| Zoning         | RF                   |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.