

# \$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 | 26                   |

Zoning                      A-GEN

**Listing Details**

Listing Office              RE/MAX Rocky View Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.