



250257 Range Road 271
Rural Rocky View County, Alberta

MLS # A2301772



\$1,139,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,742 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Gravel Driveway | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Cleared, No Back Lane, No Neighbours Behind, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | A-GEN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Dishwasher x 2, oven, double oven, stove top x 2, refrigerator x 2, microwave x 2, window coverings, ceiling fans, horse shelter, shed, gates on fences, garage remotes x 2.

Step into a life where sweeping views, privacy, and comfort come together in perfect harmony. This stunning 2,741 sq ft two-storey walk-out home sits on a peaceful 4-acre parcel of prairie in Rocky View County -- perfect for that serene acreage charm. From the moment you arrive, a grand spiral staircase makes a dramatic first impression, setting the tone for thoughtful design and spaces meant to be lived in. The open-concept main floor boasts vaulted ceilings in the family room and living areas, complemented by rounded corner detailing, hardwood and ceramic tile finishes, and a gourmet kitchen featuring a large island, breakfast bar, double oven and eat-in nook -- built for both everyday living and entertaining. The fully finished lower level is a self-contained illegal suite -- featuring two additional bedrooms, bathroom, a full kitchen, and a living area complete with a cozy gas fireplace. It also benefits from a walk-out to the backyard and massive amounts of natural light. Enjoy both privacy and easy access; in under 15 minutes you can be in Calgary. Whether you're sipping coffee on the balcony or exploring your land, this is a property that brings the calm and beauty of country living right to your doorstep.