



**253001 Range Road 280**  
**Rural Rocky View County, Alberta**

**MLS # A2306534**



**\$2,000,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,797 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	22.40 Acres		
<b>Lot Feat:</b>	Farm, Garden, Gazebo, Gentle Sloping, Landscaped, No Neighbours Behind,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A-SML p8.1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers		

**Inclusions:** Hot Tub, Farm Truck, TVs in family room rec rooms, stools, Veg Pods, Playground Eqmt, Sheds

**\*\* Open House May 3 12:00-3:00 \*\*** Imagine waking each morning to endless prairie skies, where quiet surrounds you and nature sets the pace. Just outside Calgary near the hamlet of Delacour, this exceptional 22.4 Acre hilltop property blends peaceful country living with convenient city access. With sweeping views toward a nearby golf course and open landscapes in every direction, it offers privacy, space, and a truly elevated lifestyle. Set on a gentle hilltop, the home captures natural light and privacy throughout. Inside, a spacious foyer opens into a warm, light-filled interior with thoughtful upgrades. The chef-inspired kitchen with premium Wolf appliances anchors the home, ideal for both everyday living and entertaining. Two inviting living areas, a formal dining room, and a bright breakfast nook provide versatile gathering spaces. A private office with built-in cabinetry, a functional laundry room, a 3-piece bathroom, and a large games/family room with a fireplace and wet bar complete the main floor. Upstairs, three generously sized bedrooms offer comfortable retreats, complemented by a spa-like bathroom featuring a steam shower and deep soaker tub. The finished basement extends the living space with a large recreation area ideal for crafts, work, or relaxation. Multiple storage rooms, built-in shelving, a cold room, and a well-equipped utility room with modern water filtration and cistern systems, two furnaces, and air conditioning add function and peace of mind. Outdoors, beautifully maintained grounds invite entertaining, gardening, and quiet evenings around the fire pit. Children can play freely, while an enclosed hot tub offers year-round relaxation just steps from the back door. The land is highly versatile, ideal for a hobby farm, horses, livestock, or a self-sufficient lifestyle. Previously used for cattle, boarding horses, and now for growing hay, the property is

well-suited for a variety of agricultural uses. A partially heated garage/shop and barn include equipment space, a heated tack room, three horse paddocks, and additional storage. An attached greenhouse supporting multi-season gardening. Steel-fenced paddocks with shelters, stocked hay storage, and multiple outbuildings support livestock and equestrian use. A riding arena and dugout further enhance the property's rural functionality. The property is fenced for mixed use. With two wells, buried water lines, and a reliable domestic water and septic system, infrastructure is in place. South-side placement of structures offers potential subdivision opportunities, subject to approvals. This is more than a property, it is a lifestyle defined by space, freedom and connection to the land, inviting you to experience country living at its finest today. Take a 3D virtual tour and experience the breathtaking views for yourself!