



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2306534**

**\$1,850,000**



<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, Golf Cart, TVs in family room and rec room, stools, Veg Pods, Playground Eqmt, Sheds

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 estate offers a rare blend of peaceful country living and convenient city access. Sweeping views include nearby golf course and across open landscapes in every direction, providing privacy, space, and a truly elevated lifestyle. Set on a gentle rise, the home is perfectly positioned to capture natural light through the day while maintaining exceptional privacy. A spacious foyer welcomes you into a warm interior defined by thoughtful upgrades and timeless comfort. The chef-inspired kitchen featuring premium Wolf and Sub-Zero appliances, anchors the main level and is designed for both everyday living and effortless entertaining. Multiple living spaces include two inviting lounges, a formal dining room, and a bright breakfast nook that frames peaceful outdoor views. A private office with custom built-ins, functional laundry room, 3-piece bathroom, and a generous games/family room with fireplace and wet bar complete the main floor. Upstairs, three spacious bedrooms provide comfortable retreats, complemented by a spa-inspired bathroom featuring a steam shower and deep soaker tub. The basement expands the living space with a large recreation area ideal for hobbies, crafts, work, or relaxation, along with multiple storage rooms, built-in shelving, a cold room, and a well-equipped utility area with modern water filtration, cistern systems, two furnaces, and air conditioning for year-round comfort and peace of mind. Outdoors, the beautifully maintained grounds invite entertaining, gardening, and quiet evenings around the fire pit. An enclosed hot tub offers year-round relaxation just steps from the home, while open spaces provide room for children to play freely and

enjoy the outdoors. This land is exceptionally versatile-ideal for a hobby farm, horses, livestock, or a self-sufficient rural lifestyle. Previously used for cattle, horse boarding, and hay production, it is well-equipped for a wide range of agricultural uses. A partially heated garage, shop, and barn include equipment space, a heated tack room, horse paddocks, and additional storage. An attached greenhouse provides multi-season gardening, while steel-fenced paddocks with shelters, and multiple outbuildings support equestrian, livestock needs, and hay storage. A riding arena and dugout further enhance the property's functionality, while two wells, buried water lines, and a reliable domestic water and septic system ensure strong infrastructure already in place. South-side placement of structures also 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.&nbsp;Experience country living at its finest. Take the 3D virtual tour and explore the views for yourself.