



273216 Range Road 23  
Rural Rocky View County, Alberta

MLS # A2313172



**\$1,850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	60.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Many		

<b>Heating:</b>	Baseboard, Boiler, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-27-2-W5
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Set on an incredible 60-acre parcel, this exceptional property offers a rare opportunity to combine country living with outstanding business potential. Featuring a spacious and well-appointed residence alongside a full commercial-sized shop, this unique property is ideally suited for entrepreneurs, trades, hobbyists, or anyone seeking space, privacy, and versatility in a stunning rural setting. The impressive commercial shop is thoughtfully designed to support a wide range of business operations. Complete with dedicated office space, a shipping and receiving bay with a massive 15-foot overhead door, and extensive upper and lower office areas, the setup is perfectly tailored for a private business or professional operation. The main floor includes a large central workspace with three private offices, a convenient powder room, and a functional kitchen area equipped with a dishwasher, refrigerator, and sink. Upstairs, you'll find two additional powder rooms, a spacious board room, and multiple offices, providing ample room for meetings, administration, and team collaboration. The property also features separate sewer systems for both the home and shop, while a shared well services the entire property efficiently. Inside the home, comfort and functionality blend seamlessly with warm character and inviting living spaces. An office just off the front entrance provides an ideal work-from-home environment or quiet study area. The kitchen is bright and welcoming, featuring stainless steel appliances, abundant workspace, and a large window above the sink overlooking the picturesque backyard. Open to the eating nook, the layout creates a natural flow ideal for entertaining and everyday family living. The eating nook itself is spacious and filled with natural light, offering the perfect place to gather and enjoy the surrounding views. The living room is truly the heart

of the home, showcasing soaring vaulted ceilings, expansive windows overlooking the backyard, and a beautiful wood-burning fireplace with a stunning stone surround. The open and airy design creates an inviting atmosphere while steps lead to a secondary living area or additional dining space, offering flexibility to suit your lifestyle. The main floor includes two generously sized bedrooms and a full 4-piece bathroom. The primary bedroom is a peaceful retreat complete with its own private 3-piece ensuite. The fully developed basement adds even more living space and functionality. Here you'll find a large recreation room centered around a second wood-burning fireplace with a timeless brick surround and a wet bar, making it an ideal space for entertaining or relaxing with family and friends. Two additional spacious bedrooms, a 3-piece bathroom, and a practical cold room complete the lower level. Surrounded by natural beauty and endless open space, this remarkable 60-acre property delivers the perfect combination of residential comfort, commercial functionality, and rural tranquility.