



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

245169 271 Range Road
Rural Rocky View County, Alberta

MLS # A2321796



\$1,249,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,618 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Gravel Driveway		
Lot Size:	43.74 Acres		
Lot Feat:	Farm, Pasture, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Holding Tank, Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	35-24-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: 3 stage whole house water treatment, smart system security system

Privately positioned as the last home on a no-through road with virtually no traffic, this stunning 44-acre property offers peaceful country living with convenient access to Calgary, Langdon, Chestermere, and Strathmore. Beautiful white double gates welcome you into your own private oasis. Framed by mature trees, with newer evergreens, caraganas and rock surrounding the front concrete patio, the property has exceptional curb appeal. Inside, vaulted ceilings, pot lighting and an open floor plan create a bright, spacious feel. The front room offers a versatile living space. Natural light fills the home through large windows and a skylight over the kitchen. The kitchen features shaker cabinetry, a center island with quartz countertops, (2026) pot drawers, roll out pantry shelving, and newer appliances (2025) including a side by side fridge, microwave hood fan, and gas stove. New engineered hardwood flooring runs throughout the main living areas, with tile in the bathrooms and laundry room. The spacious primary suite accommodates a king sized set and includes a large front facing window, walk in closet with barn door, and an elegant 4-piece ensuite completely updated in 2024 with wainscoting, a quartz topped vanity with side drawers and brushed gold fixtures. The secondary bedrooms are located on the opposite side of the home. The renovated bath has an oversized shower with brushed gold finishings and a glass shower door with a quartz topped vanity. French doors lead to the bright family room/sunroom, surrounded by windows and skylights with vaulted ceilings and a ceiling fan. The enclosed design allows for separate entertaining spaces, while central air keeps the home comfortable year-round. Rear patio door access to the back patio for summer entertaining and a gas outlet for the BBQ. Enjoy home grown produce or even grow enough to sell from the garden that

flourishes with the west exposure (garden bed 50x130 ft). The attached 22x27 garage includes a 40-amp emergency panel for a backup generator. Of the 44 acres, approximately 40 acres produce grass hay, generating roughly \$8,000–\$10,000 annually, while the well generates approximately \$3,000 per year. The fully fenced property is ideal for animals and includes shelters for chickens, turkeys, and pigs, plus a 24x36 barn with power and rough-in water. Additional features include a 240V power rough in, water hydrant for a future building site, (conduit for wiring runs from the main power pole to the 100 amp panel in the garage)and underground irrigation lines installed in 2025. More recent upgrades include a water expansion tank (2024), 3-stage whole-home water treatment system, tankless hot water (2024), septic pump (2026), and natural gas conversion and Google home smart security system. The Grain Sylo towards the west are situated towards the west are on CN tracks that are a secondary branch line that ends at the silo and turns around. Train activity is approx every 3 weeks. The dream lifestyle is here for you!