



262035 Range Road 282
Rural Rocky View County, Alberta

MLS # A2323463



\$3,750,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	3,351 sq.ft.	Age:	-
Beds:	7	Baths:	5
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Fa		
Lot Size:	152.89 Acres		
Lot Feat:	-		

Heating:	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Pump, Septic Tank
Roof:	Rubber	Near Town:	Airdrie
Basement:	Full	LLD:	15-26-28-W4
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Elevator, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Major Use:	Alfalfa, Hay		

This extraordinary estate offering a home with over 6,500 sq ft of masterfully crafted space divided into 3 distinct living areas is set on 152.89 acres of pristine Alberta countryside. Designed with intention and executed with artistry, home delivers a rare blend of architectural elegance, multi generational versatility, and premium amenities. This sophisticated home features a grand main residence with 2+2 bedrooms, 3 full baths, a chef inspired kitchen, expansive dining hall, entertainment scale games room, and a private home theatre—all finished with refined materials and exceptional attention to detail. The second residence is a beautifully appointed 1 bed, 1 bath suite with its own full kitchen, laundry, and private outdoor deck, it's own dedicated single heated garage with direct access as well as elevator access , ideal for elevated adult living. The third residence, located in the walkout basement is a bright 2 bed, 1 bath residence with full kitchen, laundry, and in floor heating, offering comfort and privacy. The home features elevator access from the heated single garage to both levels of the home. The main residence has direct access to the oversized triple heated garage with mezzanine storage. The 42' x 90' heated shop with mezzanine and 2 piece bath is perfect for collectors, entrepreneurs, or large scale equipment. Approximately 130 acres is newly seeded to alfalfa hay mix (2025). This property is ideally positioned just minutes west of CrossIron Mills, with seamless access along a paved highway. A rare offering that combines rural serenity with urban convenience due to the proximity to Balzac, Calgary Airdrie and area!! Call to book your viewing today!