



GRASSROOTS
REALTY GROUP

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281014, 274 Range Road
Rural Rocky View County, Alberta

MLS # A2333753



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,498 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	3.86 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Corners Marked,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-28-27-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Storage, Vinyl Windows		

Inclusions: Fuel Tanks

Welcome to a truly exceptional 3.86-acre private retreat, where breathtaking prairie views, peaceful surroundings, and thoughtfully designed amenities create the perfect balance of luxury and rural living. Nestled against a picturesque coulee and surrounded by open farmland, this remarkable property offers the privacy you've been searching for while remaining conveniently close to the city. From the moment you arrive, the paved driveway, oversized double detached garage, Quonset, and expansive agricultural building set the stage for a property that is as functional as it is beautiful. Whether you're seeking space for recreational vehicles, equipment, a workshop, or livestock, this acreage offers endless possibilities. The inviting wraparound covered veranda is the perfect place to begin your morning with a coffee or unwind at sunset while taking in panoramic views and the sounds of nature. Designed with the country lifestyle in mind, the property also features livestock pens, a shelter, and a geothermal automatic waterer, making it ideal for horses, hobby farming, or embracing a true farm-to-table lifestyle with gardens and chickens. Inside, you'll discover more than 2,500 square feet of beautifully developed living space. The heart of the home is a spacious kitchen with an oversized island, seamlessly connecting to generous living and family spaces designed for both entertaining and everyday comfort. With four bedrooms, two full bathrooms, multiple gathering areas, and the warmth of both a wood-burning fireplace, every space feels welcoming and inviting. Significant updates, including a newer roof, furnace, septic tank, and stainless steel appliances, provide peace of mind while preserving the home's timeless appeal. Located less than an hour from Calgary, just 25 minutes to Airdrie and 17 minutes to Beiseker, this is a rare opportunity to enjoy the serenity of country

living without sacrificing convenience. Whether you dream of raising animals, cultivating your own gardens, or simply escaping the pace of city life, this extraordinary property offers the space, freedom, and lifestyle you've been waiting for. Experience the beauty of Alberta's countryside—where every sunrise inspires and every sunset feels like home.