

# \$2,199,000 - 271159 Range Road 283, Rural Rocky View County

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MLS® #A2197063

**\$2,199,000**

5 Bedroom, 4.00 Bathroom, 1,860 sqft  
Residential on 40.00 Acres

NONE, Rural Rocky View County, Alberta

Live, work, and play on this 40 Acre parcel just minutes from Airdrie and Calgary. This beautiful property is zoned Agricultural providing endless opportunities for a home-based-business set up. Two tree-lined driveways into the property for direct access to the house/garage or the shop (Quonset). The exterior has been updated with new siding and the shingles were replaced approximately 5 years ago. A gated cul-de-sac gravel driveway leads you to the home with ample parking for the family with multiple vehicles or RV. The yard space around the home is well groomed with mature trees, planter beds and plenty of room for play or for your very own garden! As you enter the home you're greeted with a BRIGHT SUN ROOM with loads of windows & great outdoor patio space overlooking your private oasis. Fully finished Bi-level with 5 Bedrooms + 3 Bathrooms + Upgrades Galore + FULL ILLEGAL SUITE with private entrance to the basement. A perfect mother-in-law suite (Illegal, subject to approval and permitting by the city/municipality) or mortgage helper with a tenant/longer term guest. The home offers a spacious layout and plenty of room for the growing family. The main floor has 3 bedrooms and 2 full bathrooms. Large open concept kitchen with MASSIVE ISLAND, full set dining area and plenty of cupboard/counter space. Functional and bright living area with gas fireplace and again loads of natural light. A



spacious primary bedroom with great views of the mature surroundings. An ultimate entertainment space in the Basement; full kitchen, TV area, flex room which can be used as an office or home gym, 2 more good-sized bedrooms, full bathroom and endless storage. There have been many recent upgrades including new tile and backsplash in the kitchen and bathrooms, granite countertops, huge butcher block island with storage, appliances, new tubs and toilets, all new windows in the lower level, new furnace and more! Beautiful vinyl planks are also new throughout the entire home. Limitless windows allow in plenty of natural light and spectacular views from all directions! The property is fully fenced, offers an outdoor firepit, SPA/HOT TUB with covered roof and multiple outdoor sitting areas. The property also has a 40' X 80' heated Quonset with an office/bathroom and heated floors. A 24' x 34' double detached heated garage with a workshop. The property features a new septic system for years of worry-free ownership, also a well offering a good flow rate. This gorgeous turn key farm is waiting for you! Just some of the other great features include: New septic tank, new additional 200-amp pole, 3 x 300-gallon fuel tanks, poured concrete walking paths & more. This is an ABSOLUTE MUST SEE! If you're looking for a property with income earning potential, a place to live and work in an unbeatable location this is the one for you!

Built in 1970

### **Essential Information**

MLS® #	A2197063
Price	\$2,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,860
Acres	40.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	271159 Range Road 283
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 2S9

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, See Remarks, RV Garage
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, See Remarks, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Native Plants, No Neighbours Behind, Other, Private, Rectangular Lot, Secluded, See Remarks, Treed, Views, Farm
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	51
Zoning	AG

### **Listing Details**

Listing Office	Legacy Real Estate Services
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