

# \$1,878,000 - 251209 Range Road 33, Rural Rocky View County

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MLS® #A2209087

**\$1,878,000**

7 Bedroom, 4.00 Bathroom, 3,180 sqft  
Residential on 7.09 Acres

Springbank, Rural Rocky View County, Alberta

This property epitomises acreage living with all it has to offer, Big Sky, Sprawling 7.09 acres of land, a serene glass-like Pond, Views that do not stop, Mountains, Foothills, Bucolic vistas from every window, green pastures and serenity abound, Storage for all your toys and cherished belongings, along with a Huge Quonset for any use your dreams can conjure. The land slopes gently towards the pond(you can have your own hockey rink if you wish in the winter) and was previously utilised as a horse setup. The 80x40 Quonset has 6 Horse Stalls, and a hayloft, as well as a workshop, which currently has sport court flooring installed and a 14 foot garage door.. There is an outer stable, and an additional horse shelter, the pole shed just needs a roof. Keep chickens, horses, a cow, replant the garlic patch, keep bees! The possibilities are truly endless. The 5551sf home has been lovingly restored and can be described as a true Modern Farmhouse, Cherry hardwood throughout the main floor has been refinished to it'd original glory; New Roof(2023); Deck(2023); New Exterior Paint(2023); New Vinyl floor in Bsmt (2024); Newer Furnace and Tankless Water Heater. The formal entry and living room is flooded with natural light and offers a striking masonry fireplace with raised hearth, and Vaulted ceiling with tongue and groove cedar. Vaulted ceilings throughout the main floor with 2 enormous skylights, one in



the kitchen and one in the master bedroom. The north wing of this beautiful rancher offers a cozy great room with a wood burning stove with brick hearth, built in shelving and an open floor plan for the kitchen and dining room, with access to the west facing deck. This section of the home also has a den, powder room and main floor laundry room along with access to the Triple attached garage, and a second staircase to the walkout basement. This home would be ideal for a multi-generational family, blended families, a hobbyist, as there are 5 bedrooms and full bathroom in the walk out basement, rough ins for a wet bar and an additional fireplace along with space to add an additional bathroom if need be. The Primary retreat enjoys a sunny west exposure with mountain views, and has a 5 piece ensuite with heated marble tile floors, luxurious claw foot soaker tub, new shower with dual shower heads and granite bench, dual vanities and a private powder room, along with an incredible walk in closet. This acreage is located just 5 min to the Calgary City Limits and is only a 20 min commute to DT. Enjoy acreage living with all the benefits of the city at your doorstep. Your children will be picked up by the school bus at the end of your paved private driveway. Plans for Bingham Crossing are well underway and the new Stoney Trail extension is just a few min away.

Built in 1984

### **Essential Information**

MLS® #	A2209087
Price	\$1,878,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,180

Acres	7.09
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	251209 Range Road 33
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z1K7

### Amenities

Utilities	Phone Available, DSL Available, Electricity Available, Garbage Collection, Natural Gas Available, Satellite Internet Available, Water Available
Parking Spaces	8
Parking	Triple Garage Attached, 220 Volt Wiring, RV Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Low Flow Plumbing Fixtures, Suspended Ceiling, Tankless Hot Water, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Induction Cooktop, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Starter, Great Room, Mantle, Masonry, Raised

Hearth, Stone, Wood Burning, Blower Fan, Free Standing, Oak, Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Garden, Private Entrance, Private Yard, Rain Gutters, Storage, Fire Pit

Lot Description Cleared, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, Paved, Rectangular Lot, Treed, Waterfront

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 8th, 2025

Days on Market 12

Zoning R-RUR

## Listing Details

Listing Office Bow Realty

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