\$4,499,900 - 252182 Range Road 280, Rural Rocky View County

MLS® #A2210219

\$4,499,900

4 Bedroom, 5.00 Bathroom, 3,223 sqft Residential on 58.59 Acres

NONE, Rural Rocky View County, Alberta

Nestled on over 58.59 acres of picturesque countryside, this exceptional property occupies one of the highest elevations in the area, offering remarkable privacy and breathtaking panoramic views. Ideally situated just 5 minutes from Delacour, 12 minutes from Chestermere, and only 17 minutes to Calgary, it strikes the perfect balance between peaceful rural living and convenient city access. The Chestermere Canal borders the rear of the property, adding both charm and utility to the landscape.

Bordering a golf course and adjacent to the approved 315-acre Fairways Delacour developmentâ€"which includes plans for 480 residential lotsâ€"this property also represents a prime investment opportunity. Whether you envision a private estate, a small business, or future subdivision and rezoning, the possibilities here are substantial.

The gated entrance and professionally landscaped grounds lend the property a secluded, estate-like atmosphere. Key features include an oversized garage that doubles as a workshop, a 2,000+ sq ft animal shelter, and multiple outbuildings for storage and livestock. With ample open land, a strong well, and canal access, the property is ideally suited for gardens, pasture, or larger-scale agricultural uses. Its layout also supports future subdivision and development potential, given the proximity to infrastructure and







neighboring projects.

Inside, the home is filled with natural light and thoughtfully updated throughout. Hardwood floors flow through the main living areas, beginning with a warm and welcoming foyer that leads into a cozy family room framed by large front-facing windows. The adjacent dining area offers scenic views, while the kitchen blends classic oak cabinetry with modern stainless steel appliances, including a gas range, built-in oven, and double-door refrigerator. A bright breakfast nook opens to multiple decks, and a large living room with gas fireplace and expansive windows provides an ideal space for relaxing or entertaining. Upstairs, the luxurious 363 sq ft primary suite features dual closets, a gas fireplace, a lavish five-piece ensuite, and abundant windows that showcase surrounding views. Two additional bedrooms, two full bathrooms, and a spacious bonus room complete the upper level. The finished basement offers even more functionality, with a large recreation room, an additional bedroom, office space, and generous storage options.

This is more than a propertyâ€"it's a lifestyle. Whether you're looking to establish a business, embrace country living, or invest in long-term development, this versatile acreage delivers unmatched potential and charm. Book your private tour today to fully experience the space, serenity, and opportunity this unique offering provides.

Built in 1992

Essential Information

MLS® # A2210219 Price \$4,499,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,223 Acres 58.59 Year Built 1992

Type Residential Sub-Type Detached

- Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 252182 Range Road 280

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1Z 0E3

Amenities

Parking Additional Parking, Double Garage Attached, Parking Pad, Front Drive,

Multiple Driveways, Outside, RV Access/Parking, Secured

of Garages 2

Is Waterfront Yes

Waterfront Canal Access, Canal Front

Interior

Interior Features Breakfast Bar, Central Vacuum, Chandelier, French Door, High Ceilings,

Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s),

Bookcases, Laminate Counters

Appliances Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator,

Washer

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Playground, Private Yard, Storage, Barbecue

Lot Description Back Yard, Close to Clubhouse, Farm, Fruit Trees/Shrub(s), Garden,

Landscaped, Lawn, Level, Low Maintenance Landscape, See Remarks,

Waterfront, Front Yard, On Golf Course

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 191

Zoning A-Gen

Listing Details

Listing Office Royal LePage Blue Sky

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