

# \$1,374,900 - 255022 Range Road 282, Rural Rocky View County

---

MLS® #A2215292

**\$1,374,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

This beautiful, upgraded home shows 10/10 inside and out and is move in ready! Enjoy 20 spacious acres with subdivision potential. Do you have kids and want space? Do you have horses and want space? Do you have kids who want horses and need space? This is a great property for a family of horse enthusiasts! Only 8 mins to Calgary. This Range Road does not have a throughway so is very quiet and private. Come and enjoy this 4 bedroom, 2 bathroom remodeled home. Upgraded kitchen with wood cabinets, granite countertops and stainless steel appliances. Plenty of space to entertain. Large dining area and spacious family room with wood burning fireplace and west facing views. Enjoy two large bedrooms up and a 4 pc bath with jetted tub. Step down to the fully finished lower level and enjoy a large, cozy family room with wood burning fireplace, two additional bedrooms, a 4 pc bath, and a spacious laundry room. There is direct access to the Breezeway and garage so you can transfer items in warmth during the winter. Enjoy a double garage with new separate doors. Automatic opener on one door. The Breezeway is spacious and the perfect spot to store items you want easy access to. There is a separate lower level entrance from the Breezeway which is accessible from the garage or outside. Newer 'Low E' windows. New Hardy Board siding and shingles. Have piece of mind with a home



security system. New well in 2010. Relax with the cozy wood burning fireplaces for cool days and air conditioning in the summer! This property is a relaxing oasis with gardens and great spots to put some Adirondack chairs. Numerous large trees provide great privacy. A fantastic firepit area for family and friends. The acreage boasts a 40'x20' tractor shed/tack room, 32'x24' barn, two horse shelters approx. 16'x10'. Extensive cross fencing around the property. Two automatic drinkers for the horses. Come end view this fantastic home and acreage situated so close to Calgary. Excellent redevelopment / investment potential.

Built in 1971

### **Essential Information**

MLS® #	A2215292
Price	\$1,374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	20.00
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	255022 Range Road 282
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2M4L5

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	8
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Jetted Tub, Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Front Yard, Garden
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	13
Zoning	CRES

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.