

\$3,680,000 - 264250 Panorama Road, Rural Rocky View County

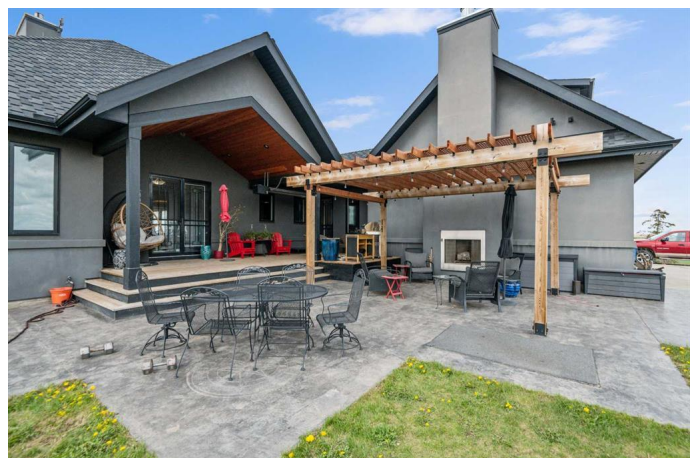
MLS® #A2225283

\$3,680,000

3 Bedroom, 4.00 Bathroom, 3,473 sqft
Residential on 137.00 Acres

NONE, Rural Rocky View County, Alberta

137 acres +/- with gorgeous views of Airdrie, Calgary, YYC, and those Beautiful Rocky Mountains! The property is located within 5 minutes of Airdrie and Calgary city Limits, and less than 10 minutes to X-Iron Mills. This custom-built Bungalow has all the trimmings of a fine home has to offer. Vaulted and high ceilings, top of the line Wolf Stainless Steel appliances, hardwood floors thru-out, large triple glazed windows, stucco exterior, open concept main floor with a beautiful and very functional sunroom with large windows and a see thru gas fireplace for those chiller days! The front of the house features a pergola style front entry and deck with radiant heater over-head, built-In out-door fireplace and BBQ area, perfect for entertaining, day or night! There are 2 other get away area's depending on the time of day or the mood of your company. There is a large mud room/laundry area for cleanup after a day in the yard or perfect pet area. This leads to the triple garage with a den above for a great office space or your guests get away, complete with views! The basement is partially developed with a large bedroom with its own 4 pc Ensuite bath, the balance of the basement is up to your creative ideas! The property is fenced and x-fenced for both horses and cattle, complete with 2 automatic watering bowls, and a horse shelter. Other out-buildings included are a large shed for all your lawn care equipment, a



custom shelter for gatherings around the firepit, and a greenhouse that doubles as a get-a-way if you want some quiet time to read. I'm probably missing something, so book your appointment to view today!

Built in 2016

Essential Information

MLS® #	A2225283
Price	\$3,680,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,473
Acres	137.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	264250 Panorama Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 2A3

Amenities

Utilities	Cable Not Available, Electricity Connected, Natural Gas Available, Electricity Paid For, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Gravel Driveway, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Oven, Gas Water Heater, Microwave, Range Hood, Washer, Water Purifier, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Blower Fan, Den, Factory Built, Gas, Great Room, Master Bedroom, Raised Hearth, See Through, Sun Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Rain Gutters
Lot Description	Farm, Gentle Sloping, Landscaped, Lawn, Pasture, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	62
Zoning	AG-Gen

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.