

# \$1,200,000 - 235161 Range Road 275, Rural Rocky View County

MLS® #A2222520

**\$1,200,000**

6 Bedroom, 4.00 Bathroom, 2,285 sqft  
Residential on 3.95 Acres

NONE, Rural Rocky View County, Alberta

Hereâ€™s your RARE CHANCE to live in the country in a COZY, COMFORTABLE FAMILY HOME that happens to have a 2 bdrm LEGAL SUITE downstairs with separate entrance to help with the mortgage or maybe pool your resources with family members by having mom & dad live downstairs. This EXTENSIVELY RENOVATED 2285sf bungalow on 3.95 BEAUTIFULY LANDSCAPED ACRES has on the main floor 4 bdrms, 2.5 baths, a kitchen perfect for family gatherings featuring a massive granite island that seats 3, a 2025 INDUCTION range, loads of cabinets all under a vast vaulted ceiling naturally lit with skylights; a walk in pantry & a walk in utility room. The primary suite has built in wardrobes & a walk in closet along with a 4 pce ensuite that has a huge heated/jetted tub & separate shower, 2 more bdrms share a 3 pce bath & the 4th bdrm features a queen size Murphy bed making it a true flex room. The MAIN FLR LAUNDRY is in the 2 pc bathroom; also there is a cozy TV/family room with a freestanding thermostatically controlled gas stove. As you enter the property you wonâ€™t miss seeing the 438sf ENCLOSED 3-SEASON composite DECK area with a wood burning fireplace; a 36â€™ WALL OF TINTED GLASS that completely slides open (with drop down screens if needed) leading to the 575sf east facing composite deck for amazing entertaining or just watching the sun come up.



Off the kitchen is a covered porch, with drop down screens, perfect for summer evenings watching that sun go down. Or hang out in the GAZEBO and later after dark, roast a some sâ€™mores over the FIREPIT. There is indoor parking for 2 vehicles, a workshop to tinker in & a fantastic set up for â€™delivered to your homeâ€™ CITY OF CALGARYâ€™ WATER for all your household needs. The 2 bdrm LEGAL SUITE has its own PRIVATE ENTRANCE, features a large living room with its own free standing thermostatically controlled gas stove, a laundry closet with WASHER/DRYER and storage conveniently located off the equally large full kitchen; it has itâ€™s own heated/jetted tub in the bathroom and separate shower; suite also has its own covered composite deck & parking area. This acreage has tons of perennials, flower beds, shrubs and trees with the manicured lawns making this your own private oasis. Enjoy watching & listening to all the native birds and wildlife that inhabit the Ducks Unlimited conservation area west of the back yard. On a clear day there is even a little peak of mountain view! This is a one of a kind property, you should see this soon!

Built in 1995

### Essential Information

MLS® #	A2222520
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285
Acres	3.95
Year Built	1995
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	235161 Range Road 275
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X2J3

### Amenities

Utilities	Cable Not Available, Electricity Connected, Natural Gas Available, Satellite Internet Available
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Solar Tube(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Range, ENERGY STAR Qualified Refrigerator, Freezer, Induction Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Awning(s), Fire Pit, Gray Water System, Private Entrance, Storage
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	See Remarks, Stucco
Foundation	Wood

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	28
Zoning	R-RUR

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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