

# \$1,849,900 - 275119 Range Rd 275, Rural Rocky View County

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MLS® #A2257636

**\$1,849,900**

6 Bedroom, 7.00 Bathroom, 4,068 sqft  
Residential on 2.00 Acres

NONE, Rural Rocky View County, Alberta

Refined Country Luxury Just Minutes from  
Chestermere

This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen – perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms – each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom



Wet Bar and full Media/Theatre room with washroom. The other side houses a fully self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garage—approximately 35' x 74' with high ceilings ready for a hoist, built-ins, and space for multiple vehicles. There's even a dedicated hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your vision—a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces.

Situated in Rocky View County, this estate combines peaceful country living with urban convenience—just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257636    |
| Price          | \$1,849,900 |
| Bedrooms       | 6           |
| Bathrooms      | 7.00        |
| Full Baths     | 7           |
| Square Footage | 4,068       |
| Acres          | 2.00        |
| Year Built     | 2021        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 275119 Range Rd 275     |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2P 2G7                 |

### Amenities

|         |                                                                                                                                                                                                                                            |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking | Heated Garage, Insulated, RV Access/Parking, 220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front, Oversized, Quad or More Attached |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Bidet, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Wet Bar, Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Bar Fridge, Built-In Gas Range, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Wine Refrigerator        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                                                |
| Fireplaces        | Electric, Family Room                                                                                                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                              |
| Basement          | See Remarks                                                                                                                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Lighting, RV Hookup |
|-------------------|------------------------------------------------|

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Lot Description | Back Yard, No Neighbours Behind, Private, Cleared, Open Lot |
| Roof            | Asphalt Shingle                                             |
| Construction    | Stone, Stucco, Wood Frame                                   |
| Foundation      | Poured Concrete                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | R-CRD                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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