$3,275,000 - 270168 Range Road 283, Rural Rocky View County

MLS® #A2202495

$3,275,000
3 Bedroom, 3.00 Bathroom, 1,549 sqft
Residential on 155.01 Acres

NONE, Rural Rocky View County, Alberta

Embrace the tranquility of country living! Get back to nature as you drive down your tree-lined driveway to your own private sanctuary. The 10-ACRE BUILDING SITE consists of TWO â€˜MOVE IN READYâ€™ HOMES each complete with their own yard. The main home is an impeccably maintained, 3 bedroom, 1549 sq ft bungalow with a fully developed, walk out basement and a detached, oversized, double-car garage. The balcony is the perfect place to watch out over the picturesque ponds and the breath-taking views. The second home is a renovated, 1930â€™s, two-storey farmhouse featuring a covered veranda, two bedrooms upstairs, 1 and a half bathrooms and a good-sized, detached double car garage.

Outbuildings include the HIGH-END SHOP with a graveled equipment yard, another SHED/BARN, ample GARDEN SPACE plus GREENHOUSE, a CORRAL with animal shelter and waterer, and a 5-ACRE PASTURE conveniently nearby.
Extras include a golf driving range, horseshoe pit, cabin, TWO NATURALLY SPRING-FED PONDS, and two firepit areas. One pond is stocked with TROUT, perfect for those who love to fish, while the other is designed for pure recreational enjoyment. It features a small beach for the kids, a dock for the pedal boat, and even a zip line for added fun.

There's an RV plugin nearby for additional guests.

A further feature of this property is the 140 ACRES OF CULTIVATED FARMLAND currently used for growing hay. For those wanting to enjoy the country life without the farming, the possibility exists to earn income by leasing the land to neighboring farmers. The perimeter of the entire property is fenced and cross-fenced and complete with a gated entrance.

This property is ideal for horse enthusiasts, anyone wanting to unleash their inner farmer, a small business in need of space for equipment or commercial activities, city people seeking a rural haven that combines privacy with the amenities of daily life nearby. The possibilities are endless!

This Alberta property boasts a prime location. It is a short drive to the City of Airdrie and a mere 20 minute drive to the City of Calgary. Donâ€™t miss this great opportunity to live in the country and be the proud owner of this meticulously cared-for building site and its highly coveted, productive and hard-to-find farmland. SEE THE ATTACHED â€˜FEATURE SHEETâ€™ ABOVE FOR MORE IN-DEPTH DETAILS ON THE HOUSES AND BUILDINGS. More photos are available upon request. Call today for further information or to schedule your tour of the property.

Built in 1991

Essential Information

MLS® #	A2202495
Price	$3,275,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	155.01
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	270168 Range Road 283
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A2S9

Amenities

Parking	Additional Parking, Double Garage Detached, Oversized, See Remarks, RV Access/Parking
# of Garages	8
Waterfront	See Remarks, Pond

Interior

Interior Features	See Remarks, No Smoking Home
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Fire Pit, Garden

Lot Description	Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks, Farm, Garden, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	136
Zoning	AG

Listing Details

Listing Office	REMAX ACA Realty

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