

# \$1,600,000 - 274062 Range Road 12, Rural Rocky View County

MLS® #A2243035

**\$1,600,000**

3 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 18.29 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained 18.29-acre property offering stunning countryside views and exceptional versatility â€” perfect for a contractor, hobbyist, or car enthusiast. Inside and out, this home shows 10/10 and is truly move-in ready. The Massive 50' x 60' 2 bay Heated Shop is ideal for serious work or storage, it features 16' ceilings, 12' x 14' overhead doors, 2x6 construction, a lunch room, washroom, tool and storage rooms, 220V power, extensive outlets, workbenches, and includes a Devilbiss 7000 lb compressor and 2-post hoist. The Additional 26' x 30' Heated Hobby Shop comes complete with water to it, a great versatile building perfect as a workshop, studio, or the ultimate man cave. An oversized 20' X 28' double garage, horse barn with tack room, chicken coop, and two sea cans offer even more utility and storage. The fully fenced pasture is ready for horses or other animals, making this an ideal small-scale farm or homestead setup. The beautifully upgraded and fully developed walk-out bungalow features an open-concept living area with a stylishly refurbished kitchen, a spacious primary suite with walk-in closet and full ensuite, plus a second bedroom and full bath. The bright walk-out basement features a cozy family room with gas fireplace, third bedroom, half bath, laundry, and a large flex/mud room, which has many possibilities for use, including



a home office space. A large THREE SEASON room overlooks the private rear yard. In the last 4 years a full kitchen renovation, updated flooring, lighting, and electrical., ,and a host of other upgrades have been completed, Previously, upgrades include a new furnace (2020), water softener (2018), triple-pane windows, upgraded siding with added insulation, soffits, and eavestroughs. This amazing property blends country living with modern convenience " only minutes from Airdrie, and an easy commute to Calgary. Whether you're looking for a peaceful retreat, a place to run your business, or a fully equipped hobby acreage, this one has it all. If 18 acres is more than you have use for, with the property being so close to Airdrie, subdivision possibilities would be something worth exploring as well ! Don't miss out " book your private showing today!

Built in 1971

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2243035                         |
| Price          | \$1,600,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,235                            |
| Acres          | 18.29                            |
| Year Built     | 1971                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 274062 Range Road 12 |
| Subdivision | NONE                 |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 4M2                 |

### Amenities

|              |                                                            |
|--------------|------------------------------------------------------------|
| Parking      | Double Garage Detached, Parking Pad, Quad or More Detached |
| # of Garages | 2                                                          |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Brick Facing, Family Room                                                                                                            |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Awning(s), Rain Barrel/Cistern(s)                                           |
| Lot Description   | Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Pasture, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Mixed, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 24              |
| Zoning         | R-RUR           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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