

\$1,899,000 - 273167 Range Road 25, Rural Rocky View County

MLS® #A2253841

\$1,899,000

5 Bedroom, 3.00 Bathroom, 2,260 sqft
Residential on 11.50 Acres

NONE, Rural Rocky View County, Alberta

A once-in-a-lifetime opportunity on the iconic Jack Rabbit Trail! This extraordinary property offers a rare chance to own a piece of Alberta's ranching legacy, complete with breathtaking, unobstructed valley and mountain views, and a charming, period ranch house full of character. Set on a proposed 10 +/- acre parcel (subdivision in progress), the property is the perfect blend of privacy, potential and character. The home is wrapped in mature, thoughtfully designed landscaping planted in 1979. A security gate with ¼-mile paved driveway leads to a bungalow that captures the essence of country living. The 2,260 sq ft main floor (over 4,500 sq ft of total living space) is highlighted by beautiful stone exterior accents, vaulted ceilings, and generous proportions throughout. The home features 5 bedrooms and 3 full bathrooms, with a layout designed for both function and comfort. The kitchen is bright and spacious, featuring a large island, ample cabinetry and counter space. A large dining area and expansive living room offer ideal space for gatherings. The center field stone fireplace adds warmth and rustic charm while the unique touches like the wagon-wheel staircase, solid woodwork, and original design elements bring a timeless, one-of-a-kind feel. Also on the main floor: a office, separate laundry room, and the primary bedroom with an updated ensuite, plus one additional



bedroom. Downstairs, the fully developed lower level offers three more generous bedrooms, a large recreation room with a snooker table (included), another wood burning fireplace, and plenty of storage. The outdoor living is equally impressive, with both a southwest-facing deck and a welcoming east-facing front porch complete with pergola—ideal for relaxing mornings or evening entertaining. For the hobbyist or car enthusiast, the heated and drywalled 4-car garage is fully equipped with built-in shelving and workbenches. The remainder of the acreage is pasture land and will be fully fenced. Whether you're looking to restore the home's original beauty, modernize it with a fresh vision, or create a custom estate that bridges past and present, this property offers unmatched potential, privacy, and views—all just minutes from Airdrie amenities, 45 minutes to downtown Calgary yet worlds away in peace and charm.

Built in 1979

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2253841 |
| Price | \$1,899,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,260 |
| Acres | 11.50 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|---------|----------------------|
| Address | 273167 Range Road 25 |
|---------|----------------------|

| | |
|-------------|-------------------------|
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4B 4P6 |

Amenities

| | |
|--------------|---|
| Parking | Asphalt, Driveway, Garage Faces Front, Heated Garage, Oversized, Quad or More Attached, Gated |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features |
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator |
| Heating | Boiler, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Other, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Pasture, Paved, Rectangular Lot, Treed, Views, Native Plants |
| Roof | Metal |
| Construction | Stone, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
| Zoning | A-GEN |

Listing Details

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

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