

\$1,799,000 - 254130 Rge Rd 284, Rural Rocky View County

MLS® #A2255089

\$1,799,000

4 Bedroom, 2.00 Bathroom, 1,109 sqft
Residential on 20.01 Acres

NONE, Rural Rocky View County, Alberta

GOLDEN OPPERTUNITY FOR INVESTORES & DEVLOPERS, 20-acre parcel only 5km from Calgary city limits. Close to all city amenities and Stoney Trail 3km away. Offering a Bi-level with many upgrades over the years. Featuring over 2100 SQ. FT of living space, Large country kitchen with oak cabinets and ceramic floors, Formal dining room with garden doors to a large east facing deck and miles of country views, big bright living room with FIREPLACE, 2 spacious bedrooms and a 4 pc bathroom. The lower level has large windows in the 2 bedrooms and family room with FIREPLACE plus a 3pc bath. The detached double garage is OVERSIZED & HEATED. Preliminary Meeting with rocky view county is done regarding subdivision, excellent opportunity for developers & investors to subdivide land in to ten 2 acer parcels, Also HOME BUSINESS CAN BEE DONE ON THE LAND. Good for horse lovers as well. Also have heated shop for home business, storage or repair, Great Home! Great Location! Call today for a private viewing!

Built in 1972

Essential Information

MLS® #	A2255089
Price	\$1,799,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	20.01
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	254130 Rge Rd 284
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0L2

Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Convection Oven, Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer, Electric Cooktop, Electric Water Heater, Water Conditioner, Water Purifier
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Private Entrance, Private Yard, Dog Run
-------------------	---

Lot Description	Front Yard, Garden, Lawn, Many Trees, No Neighbours Behind, Private, Farm, Greenbelt, Orchard(s)
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	7
Zoning	AG

Listing Details

Listing Office	MaxValue Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.