

\$989,000 - 251056 Range Road 272, Rural Rocky View County

MLS® #A2245046

\$989,000

5 Bedroom, 3.00 Bathroom, 1,380 sqft
Residential on 5.29 Acres

NONE, Rural Rocky View County, Alberta

This stunning acreage home presents a rare opportunity to own a spacious and serene living space, perfectly situated on 5.29 acres of land with Hwy 9 frontage. Located just 15 minutes from Calgary, this property offers the ideal balance between rural tranquility and urban accessibility. The fully developed bi-level home boasts over 2,600 sq ft of living space, featuring 5 spacious bedrooms and 3 bathrooms, ensuring ample room for family and guests. The interior of the home is thoughtfully designed, with an open floor plan on the main level that includes a beautiful living room with a fireplace and a huge eat-in kitchen with stainless appliances and french door refrigerator flooded with natural light. The master bedroom is a serene retreat, complete with an en-suite featuring custom stone finishes and a huge closet. Two additional generous-sized bedrooms and a 3-piece bath on this level provide further comfort and convenience. The bi-level basement is equally impressive, with a huge rec area, two bedrooms, a full bath, laundry room, and plenty of storage space. The attached oversized double car garage and recent installation of a new water softener and filtration system add to the property's appeal. Outdoor enthusiasts will love the massive private deck, perfect for relaxation and connecting with nature. The huge yard, with its abundance of trees, offers multiple spaces for



outdoor enjoyment and relaxation. Additional features include two sheds for equipment storage, an office, and a heated workshop suitable for a home-based business. This property's unique blend of space, serenity, and potential for a home-based business makes it an ideal choice for those seeking a peaceful and productive lifestyle. With its stunning natural surroundings and thoughtfully designed living spaces, this acreage home is a rare find that won't last long on the market.

Built in 1979

Essential Information

MLS® #	A2245046
Price	\$989,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	5.29
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	251056 Range Road 272
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0S3

Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Crown Molding, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Garden, No Neighbours Behind, Secluded
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	41
Zoning	CR- Country Residential

Listing Details

Listing Office	eXp Realty
----------------	------------

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.