

\$974,999 - 285163 Range Road 290, Rural Rocky View County

MLS® #A2238672

\$974,999

3 Bedroom, 3.00 Bathroom, 1,886 sqft
Residential on 6.72 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained farmstead acreage offering the perfect blend of country charm and modern comfort. Nestled on a sprawling 6.72-acre lot, this 1,885.67 sq ft residential home provides peaceful, private living just minutes from city conveniences.

Step inside to discover a spacious main floor featuring a cozy living room, dining area, and a well-appointed kitchen—perfect for family gatherings. A main floor bedroom and 3-piece bathroom add convenience and flexibility for guests or single-level living.

Upstairs, you'll find a 4-piece bathroom and two well-sized bedrooms, including a primary suite with a walk-in closet. A smaller bonus room upstairs offers a great space for a kids™ study area, reading nook, or games room.

The fully developed basement features a 3-piece bathroom, a large recreation room, and two generous rooms ideal for home offices, flex rooms, or personal hobbies—one of which is currently set up as a gym.

Outside, enjoy the peaceful setting from your private deck, surrounded by mature trees. The landscaped yard includes a large grassed area, ample RV and vehicle parking, and a garage to store your equipment or vehicles with



a large shop with a cement pad and overhead heating.

This property is perfect for those seeking space, privacy, and the beauty of rural living. Don't miss this rare opportunity to own a slice of country paradise!

Built in 1995

Essential Information

MLS® #	A2238672
Price	\$974,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,886
Acres	6.72
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	285163 Range Road 290
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking	Double Garage Attached, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Soaking Tub, Ceiling Fan(s), Natural Woodwork
-------------------	---

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, Back Yard, Front Yard
Roof	Cedar Shake
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	90
Zoning	Farmstead

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.