

# \$1,749,000 - 250020 Range Road 32, Rural Rocky View County

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MLS® #A2247330

**\$1,749,000**

4 Bedroom, 4.00 Bathroom, 3,600 sqft  
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

OPEN HOUSE SUNDAY AUG 17TH 1-3PM - 4782 Sq Ft of total living space on a stunning 4-acre property. Make this home your CASTLE! This impeccably maintained 2-storey walkout residence blends timeless European charm with luxurious finishes, featuring rich oil-stained hardwood, elegant brick wood-burning fireplaces, and a grand tower foyer with a curved staircase. The main level offers a spacious living room, formal dining area, and an open gourmet kitchen with modern shaker cabinetry, granite countertops, and an eating bar—ideal for entertaining. Upstairs, you'll find three generous bedrooms, including a stunning primary suite with a spa-like ensuite. The fully developed walkout level—currently set up as a full illegal in-law suite—includes an additional bedroom, den, large family room, kitchen, and separate access. The home showcases tile, hardwood, and carpet flooring, and is complemented by a detached 2-car garage, paved circular driveway with RV parking potential, expansive fenced garden, firepit, storage area with a unique wood-burning sauna and games room, plus a garden shed, mature trees, and landscaped grounds. Zoned for horses and close to both private and public schools, this property offers the tranquility of country living with the convenience of being just minutes from the new Costco.



Built in 1997

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247330                         |
| Price          | \$1,749,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,600                            |
| Acres          | 4.00                             |
| Year Built     | 1997                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 250020 Range Road 32    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 1H1                 |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                     |
| Appliances        | Dishwasher, Washer/Dryer, Water Softener, Built-In Refrigerator, Built-In Gas Range |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 2                                                                                   |
| Fireplaces        | Wood Burning                                                                        |

|              |             |
|--------------|-------------|
| Has Basement | Yes         |
| Basement     | Full, Suite |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Landscaped, Lawn, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco                                        |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 9th, 2025   |
| Days on Market | 4                  |
| Zoning         | Infill Residential |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | National Realty |
|----------------|-----------------|

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