

# \$1,199,990 - 250257 271 Range Road, Rural Rocky View County

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MLS® #A2248092

**\$1,199,990**

6 Bedroom, 4.00 Bathroom, 2,742 sqft  
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Step into a life where sweeping views, privacy, and comfort come together in perfect harmony. This stunning 2,741 sq ft two-storey walk-out home sits on a peaceful 4-acre parcel of prairie in Rocky View County -- perfect for that serene acreage charm.

From the moment you arrive, a grand spiral staircase makes a dramatic first impression, setting the tone for thoughtful design and spaces meant to be lived in. The open-concept main floor boasts vaulted ceilings in the family room and living areas, complemented by rounded corner detailing, hardwood and ceramic tile finishes, and a gourmet kitchen featuring a large island, breakfast bar, double oven and eat-in nook -- built for both everyday living and entertaining.

The fully finished lower level is a self-contained suite -- featuring two additional bedrooms, bathroom, a full kitchen, and a living area complete with a cozy gas fireplace. It also benefits from a walk-out to the backyard and massive amounts of natural light.

Enjoy both privacy and easy access; in under 15 minutes you can be in Calgary. Whether you're sipping coffee on the balcony or exploring your land, this is a property that brings the calm and beauty of country living right to your doorstep.

Built in 1998



## Essential Information

MLS® #	A2248092
Price	\$1,199,990
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,742
Acres	4.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	250257 271 Range Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0T7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Built-In Oven, Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, Double Oven
Heating	Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite, Walk-Out
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## Exterior

Exterior Features	Balcony, Garden, Lighting
Lot Description	Few Trees, Front Yard, Garden, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	A-GEN

## Listing Details

Listing Office	CIR Realty
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