

# **\$1,374,900 - 255022 Range Road 282 Range, Rural Rocky View County**

---

MLS® #A2215292

**\$1,374,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

This beautiful, upgraded home shows 10/10 inside and out and is move in ready! Enjoy 20 spacious acres with subdivision potential. Do you have kids and want space? Do you have horses and want space? Do you have kids who want horses and need space? This is a great property for a family of horse enthusiasts! Only 8 mins to Calgary. This Range Road does not have a throughway so is very quiet and private. Come and enjoy this 4 bedroom, 2 bathroom remodeled home. Upgraded kitchen with wood cabinets, granite countertops and stainless steel appliances. Plenty of space to entertain. Large dining area and spacious family room with wood burning fireplace and west facing views. Enjoy two large bedrooms up and a 4 pc bath with jetted tub. Step down to the fully finished lower level and enjoy a large, cozy family room with wood burning fireplace, two additional bedrooms, a 4 pc bath, and a spacious laundry room. There is direct access to the Breezeway and garage so you can transfer items in warmth during the winter. Enjoy a double garage with new separate doors. Automatic opener on one door. The Breezeway is spacious and the perfect spot to store items you want easy access to. There is a separate lower level entrance from the Breezeway which is accessible from the garage or outside. Newer 'Low E' windows. New Hardy Board siding and shingles. Have piece of mind with a home



security system. New well in 2010. Relax with the cozy wood burning fireplaces for cool days and air conditioning in the summer! This property is a relaxing oasis with gardens and great spots to put some Adirondack chairs. Numerous large trees provide great privacy. A fantastic firepit area for family and friends. The acreage boasts a 40'x20' tractor shed/tack room, 32'x24' barn, two horse shelters approx. 16'x10'. Extensive cross fencing around the property. Two automatic drinkers for the horses. Come end view this fantastic home and acreage situated so close to Calgary. Excellent redevelopment / investment potential.

Built in 1971

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2215292                         |
| Price          | \$1,374,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,160                            |
| Acres          | 20.00                            |
| Year Built     | 1971                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 255022 Range Road 282 Range |
| Subdivision | NONE                        |
| City        | Rural Rocky View County     |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T2M4L5                      |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Available, Natural Gas Available |
| Parking Spaces | 8  |
| Parking        | Double Garage Attached, Parking Pad          |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Jetted Tub, Kitchen Island, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Trash Compactor, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Living Room, Mantle, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden               |
| Lot Description   | Front Yard, Garden             |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 5                |
| Zoning         | CRES             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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.