

# \$1,175,000 - 281073 Range Road 252, Rural Rocky View County

MLS® #A2210571

**\$1,175,000**

4 Bedroom, 5.00 Bathroom, 2,101 sqft  
Residential on 15.64 Acres

NONE, Rural Rocky View County, Alberta

Your forever home awaits! One visit to this beautiful acreage on 15.64 acres, less than 10 mins East of Beiseker, and you will fall in love! This home has been lovingly maintained w/many upgrades to keep it modern and current including big ticket items including windows, roof, vinyl exterior & new H2O tank in July 2024. Large bungalow w/almost 3200 sq.ft of living space offers 4 bedrooms, 2.5+ bathrooms, double attached garage plus 2 outbuildings, including a shop that will make all your friends jealous. Huge kitchen w/plenty of cabinets, granite counter tops, stainless steel appliances & island w/second sink, additional storage and room for stools. Gas stove w/custom hoodfan, pot filler & stone surround is sure to impress the chef in your life. Large dining room with big South facing window is the perfect place to host your family gatherings. Family room w/vaulted wood ceiling and brick, wood burning fireplace is where you will want to curl up this winter. Primary bedroom is well sized w/walk-in closet & 4-pc ensuite. 2nd & 3rd bedrooms are well sized with access to the fully tiled, walk-in shower complete w/heated floors. Great mudroom was added to connect the space from the garage to the original house and is super functional with washer and dryer, a second kitchen w/tons of cabinets for canning or prepping, 1-pc bath plus a door leads out to your back deck. Fully finished basement w/rec



room, 4th bedroom and a 2-pc bath plus loads of storage space finishes the interior of the property. These outbuildings will check off all the boxes. Huge, heated, dream steel shop measures 60' x 40' w/220 power and two 14' overhead doors. Plenty of room for your machinery and tools plus rough-in for a mezzanine if you need. Character barn w/stables & water is heated and has loft space for storage. Private location w/newer security gate, RV parking w/plug-in, new pressure tank and control panel at the well in July 2024. Enjoy the endless views of the prairies while you breathe in that fresh, country air. You don't want to miss this one!

Built in 1955

### Essential Information

MLS® #	A2210571
Price	\$1,175,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	2,101
Acres	15.64
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	281073 Range Road 252
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

## Amenities

Utilities	Natural Gas Paid, Cable Internet Access, Electricity Paid For, Heating Paid For, Phone Paid For
Parking	Double Garage Attached, RV Access/Parking, Quad or More Detached
# of Garages	6

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Storage, RV Hookup
Lot Description	Cleared, Front Yard, Garden, Rectangular Lot, Treed, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	AG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.