

\$900,000 - 235047 Range Road 275a, Rural Rocky View County

MLS® #A2217675

\$900,000

3 Bedroom, 2.00 Bathroom, 2,175 sqft
Residential on 4.55 Acres

NONE, Rural Rocky View County, Alberta

Looking for more space without sacrificing convenience? Welcome to this 4.55 Acre property less than 20 minutes from Calgary. Set on a quiet lot, this property offers privacy, room to grow, and easy access to amenities in Chestermere and Langdon, including schools (Chestermere high school, Indus school, Langdon school & more), shopping and dining. Golf lovers- Heather Glen Golf course is only a 10 minute drive! A tree-lined driveway leads you to an almost 2200 sq ft brick bungalow with 3 bedrooms and 2 bathrooms. The spacious layout features a large living area with a wood-burning fireplace, complete with a unique blower fan system to efficiently circulate heat. The kitchen and dining area offer plenty of space for gatherings, while the full sized, unfinished basement is loaded with potential. Outdoors, you'll find a peaceful seasonal pond and plenty of open space for gardening, or simply enjoying nature. At the back of the property sits a large shop with a completed exterior and cold-rated shell- ready for you to customize the interior for your hobbies, workspace, or storage needs. Whether you're looking to settle into country living or expand your lifestyle with room to roam, this property is ready to welcome your vision!

Built in 1976



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2217675 |
| Price | \$900,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,175 |
| Acres | 4.55 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 235047 Range Road 275a |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1X 2H3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Double Garage Attached, Oversized, RV Access/Parking, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Other |
| Heating | Fireplace(s), Forced Air, Combination |
| Cooling | Partial |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Blower Fan, Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Full, Partially Finished, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Level, Seasonal Water |
| Roof | Metal |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 3 |
| Zoning | R-RUR |

Listing Details

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

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