

\$1,299,000 - 255244 Range Road 282, Rural Rocky View County

MLS® #A2248407

\$1,299,000

4 Bedroom, 2.00 Bathroom, 1,519 sqft
Residential on 18.60 Acres

NONE, Rural Rocky View County, Alberta

This beautiful, upgraded home shows 10/10 inside and out and is move in ready! Enjoy 18.6 spacious acres with excellent 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. You are at the end of the road. Come and enjoy this 4 bedroom, 2 bathroom remodeled home. Upgraded kitchen with dark stained wood cabinets, granite countertops, stunning backsplash, stainless steel appliances and a breakfast nook. Plenty of space to entertain. Large dining area and spacious family room with west facing views. A fantastic enclosed Sun Room on the south side. A huge front porch to enjoy the sunsets! On the main floor enjoy two large bedrooms up and a 4 pc bath with soaker tub. Down a few steps and you have an additional spacious family room, mud room and laundry area. Step down to the fully finished lower level and enjoy a large second kitchen, two additional bedrooms and a 4 pc bath with jetted tub. Enjoy a huge 36'x24' detached garage with oversized ceilings and an automatic door opener. Newer pumps for the well and septic which are serviced annually. This property is a relaxing oasis with spacious lawn and great spots to put some Adirondack chairs.



Numerous large trees provide great privacy. The acreage also boasts a great 52'x32' heated and finished Shop and 45'x30' barn with stalls. All roofs on the out buildings have been replaced. Extensive cross fencing around the property. Come and view this fantastic home and acreage situated so close to Calgary. Excellent redevelopment / investment potential.

Directions: East on Country Hills Blvd. North on RR 282. Approx 1km on the east side. Sign is up.

Built in 1971

Essential Information

MLS® #	A2248407
Price	\$1,299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,519
Acres	18.60
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	255244 Range Road 282
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0L8

Amenities

Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized
---------	--

of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025

Days on Market 12

Zoning CRES

Listing Details

Listing Office Royal LePage Solutions

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.