$1,899,000 - 273167 Range Road 25, Rural Rocky View County

MLS® #A2253841

$1,899,000
5 Bedroom, 3.00 Bathroom, 2,260 sqft
Residential on 11.24 Acres

NONE, Rural Rocky View County, Alberta

A once-in-a-lifetime opportunity on the iconic Jack Rabbit Trail! This extraordinary property offers a rare chance to own a piece of Albertaâ€™s ranching legacy, complete with breathtaking, unobstructed valley and mountain views, and a charming, period ranch house full of character. Set on a proposed 10 +/- acre parcel (subdivision in progress), the property is the perfect blend of privacy, potential and character. The home is wrapped in mature, thoughtfully designed landscaping planted in 1979. A security gate with Â¼-mile paved driveway leads to a bungalow that captures the essence of country living. The 2,260 sq ft main floor (over 4,500 sq ft of total living space) is highlighted by beautiful stone exterior accents, vaulted ceilings, and generous proportions throughout. The home features 5 bedrooms and 3 full bathrooms, with a layout designed for both function and comfort. The kitchen is bright and spacious, featuring a large island, ample cabinetry and counter space. A large dining area and expansive living room offer ideal space for gatherings. The center field stone fireplace adds warmth and rustic charm while the unique touches like the wagon-wheel staircase, solid woodwork, and original design elements bring a timeless, one-of-a-kind feel. Also on the main floor: a office, separate laundry room, and the primary bedroom with an updated ensuite, plus one additional

bedroom. Downstairs, the fully developed lower level offers three more generous bedrooms, a large recreation room with a snooker table (included), another wood burning fireplace, and plenty of storage. The outdoor living is equally impressive, with both a southwest-facing deck and a welcoming east-facing front porch complete with pergolaâ€”ideal for relaxing mornings or evening entertaining. For the hobbyist or car enthusiast, the heated and drywalled 4-car garage is fully equipped with built-in shelving and workbenches. The remainder of the acreage is pasture land and will be fully fenced. Whether you're looking to restore the homeâ€™s original beauty, modernize it with a fresh vision, or create a custom estate that bridges past and present, this property offers unmatched potential, privacy, and viewsâ€”all just minutes from Airdrie amenities, 45 minutes to downtown Calgary yet worlds away in peace and charm.

Built in 1979

Essential Information

MLS® #	A2253841
Price	$1,899,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,260
Acres	11.24
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	273167 Range Road 25

Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 4P6

Amenities

Parking	Asphalt, Driveway, Garage Faces Front, Heated Garage, Oversized, Gated, Quad or More Attached
# of Garages	4

Interior

Interior Features	Built-in Features
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Treed, Gentle Sloping, Native Plants, Pasture, Paved, Views
Roof	Metal
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	37
Zoning	A-GEN

Listing Details

Listing Office	CIR Realty

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