

\$2,456,900 - 265046 Range Road 22, Rural Rocky View County

MLS® #A2106107

\$2,456,900

6 Bedroom, 5.00 Bathroom, 2,786 sqft
Residential on 19.94 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this 19.94 acre estate property with a large 6 bed / 4.5 bath walkout home that rocks 4235 sq ft of developed living space and a 6000 sq ft industrial shop. This property is unlike anything that you've ever seen with its spectacular location boasting mountain views and it is less than 10 minutes from Airdrie and 10 minutes to Calgary. The entire property has been meticulously maintained and thoughtfully developed with mature trees and landscaping - this truly is a piece of paradise! This property comes with a large home and a place for your business with the DUAL ZONING, which includes your traditional R-RUR zoning plus the addition of DC-100 zoning for the portion of the property with the industrial shop. The large home features in-floor heating, a wrap-around balcony, covered front porch, hardy board siding, an oversized heated garage, amazing views, a floor to ceiling brick feature with a wood burning fireplace, large dining room, gemstone lighting, large windows allowing for tons of natural sunlight, a spiral staircase leading upstairs, library, office, cold storage room, two sets of washer/dryers, central vac, hot water on demand, A/C, 6 bedrooms and 4.5 bathrooms - the home has it all! The DC-100 zoned shop has five 14ft doors, 3 phase power (shop is 200 amp/ 100 kva & the rest of the property is 100 amp/ 50 kva), a 5 ton crane, 2 bathrooms, reception/ office area and efficient



in-floor heating. The landscaping and mature trees throughout the property perfectly complement the gentle rolling slopes and intelligentlyÂ designed layout providing maximum privacy and enjoymentÂ of the property. No detail has been missed, there are 3 water wells, 2 septic tanks, a septic field and a fenced area for your animals. The 8 acre portion on the East end of the property is perfect for horses, future developmentÂ or storage. This truly is a property that you must view to fully appreciate and understand. Call your favourite real estate professional today, this is the unicorn that you've been waiting for!Â

Built in 1995

Essential Information

MLS® #	A2106107
Price	\$2,456,900
Sold Price	\$2,375,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,786
Acres	19.94
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	265046 Range Road 22
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T3R 1C3

Amenities

Parking Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden, Playground, Private Entrance, Private Yard, RV Hookup, Storage

Lot Description Back Yard, Lawn, Garden, Greenbelt, No Neighbours Behind, Landscaped, Level, Many Trees, Private, Secluded, Treed, Views

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed February 12th, 2024

Date Sold March 5th, 2024

Days on Market 22

Zoning DC-100, R-RUR

HOA Fees 0.00

Listing Details

Listing Office Grassroots Realty Group

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