

# **\$1,450,000 - 232145 Range Road 281, Rural Rocky View County**

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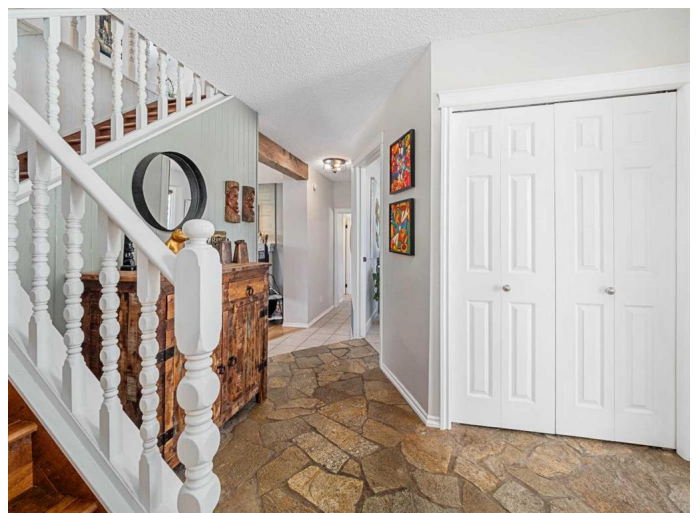
MLS® #A2110470

**\$1,450,000**

4 Bedroom, 4.00 Bathroom, 2,632 sqft  
Residential on 5.83 Acres

NONE, Rural Rocky View County, Alberta

Your patch of paradise at last!!! At only minutes to Calgary, this stunning gem is situated on 5.8 acres of land on a park-like setting east of the city and just south of Glenmore Trail. Beautifully landscaped with impressive flower and vegetable gardens, and mature trees throughout. Custom built in 1980, the main level of this upscale home boasts a modern kitchen with breakfast nook, eating area with in-floor heating; formal dining room with access to partially covered west-facing sundeck; spacious living room with fireplace; 2-piece bathroom, mudroom with access to two-car heated attached garage. On the upper level you will find 3 spacious bedrooms, master bedroom with 4-piece ensuite, master retreat, with access to west-facing balcony; main 4-piece bathroom; a 2-piece bathroom with in-floor heating; family room over the garage with east-facing balcony. The basement is fully developed and includes a 1-bedroom suite (illegal) with separate walkout. In addition to this gem is a 50x30 foot 5-car detached garage with the first 2 bays insulated and heated; a large 30x48 foot steel building with 16-foot ceiling, 16 feet wide and 14 feet high insulated door, with 100-amp electrical service; multiple outbuildings; heated chicken coop with fenced-in area. Numerous outbuildings. (The adjacent 2-acre acreage with 1500 square foot home may be purchased together for an additional



\$649,000).

Built in 1980

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2110470                         |
| Price          | \$1,450,000                      |
| Sold Price     | \$1,400,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,632                            |
| Acres          | 5.83                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 232145 Range Road 281   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1X 0H4                 |

### Amenities

|         |                                               |
|---------|-----------------------------------------------|
| Parking | Double Garage Attached, Quad or More Detached |
|---------|-----------------------------------------------|

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s)                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | In Floor, Fireplace Insert, Forced Air                                                                    |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 2                                                                                                         |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Gas                              |
| Has Basement | Yes                              |
| Basement     | Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage                                                 |
| Lot Description   | Farm, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Private, Secluded, See Remarks, Treed, Wooded |
| Roof              | Cedar Shake                                                                                                                                |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2024 |
| Date Sold      | March 13th, 2024    |
| Days on Market | 15                  |
| Zoning         | Rural Residential.  |
| HOA Fees       | 0.00                |

## Listing Details

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

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