

# \$1,999,500 - 225053 Range Road 270, Rural Rocky View County

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MLS® #A2238202

**\$1,999,500**

6 Bedroom, 5.00 Bathroom, 2,015 sqft  
Residential on 19.82 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this extraordinary walkout bungalow offering over 4,000 sq ft of thoughtfully designed living space with 6 bedrooms, 5 bathrooms, a heated oversized quad garage, a massive 40' x 60' insulated shop, and nearly 20 acres of endless possibility just minutes from Calgary. From the moment you arrive, the striking A-frame architecture stretches from the front elevation all the way to the covered back porch, perfectly framing panoramic mountain views. Step into the grand main level, where soaring vaulted ceilings with exposed beams and expansive west-facing windows fill the space with natural light and unforgettable views. The gourmet kitchen features upgraded cabinetry, a large center island, granite countertops, and premium stainless appliances designed for effortless entertaining. The spacious dining area easily accommodates large gatherings, while the open-concept living room is anchored by a cozy gas fireplace.

Just down the hall, the generous primary retreat offers an open 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms provide comfortable spaces for family or guests and share access to a well-appointed main bathroom. A versatile office or den is tucked away near the front entry. Downstairs, the walkout basement extends the living space with a massive



recreation room, wet bar, three additional bedrooms, and two full bathrooms, including one ensuite – perfect for multi-generational living or hosting guests.

Outside, the property continues to impress with an attached heated oversized quad garage and a 40’ x 60’ powered shop ready for your next project, hobby, or home-based business. The multiple livestock areas are thoughtfully arranged and include 3 automatic waterers to support a wide range of agricultural uses. Whether you're envisioning a private rural retreat, a hobby farm, or a future development opportunity, this nearly 20-acre parcel offers it all – and with potential for subdivision pending municipal approval, the possibilities are truly endless.

All this just 10 minutes to Stoney Trail and 15 minutes to shopping, dining, and amenities in Seton and Mahogany. This is more than a home – it’s your gateway to rural luxury, convenience, and future opportunity. Don’t miss your chance to experience it.

Built in 2016

**Essential Information**

MLS® #	A2238202
Price	\$1,999,500
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,015
Acres	19.82
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Active

### Community Information

Address 225053 Range Road 270  
Subdivision NONE  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T1X 0H9

### Amenities

Parking Quad or More Attached  
# of Garages 4

### Interior

Interior Features Bar, Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Tankless Water Heater  
Heating Forced Air, Natural Gas, In Floor Roughed-In, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Fire Pit, Private Yard, Storage, Barbecue  
Lot Description Landscaped, Pasture, Private  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 20th, 2025  
Days on Market 2  
Zoning A-SML

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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