

# \$1,999,000 - 273250 Range Road 270, Rural Rocky View County

---

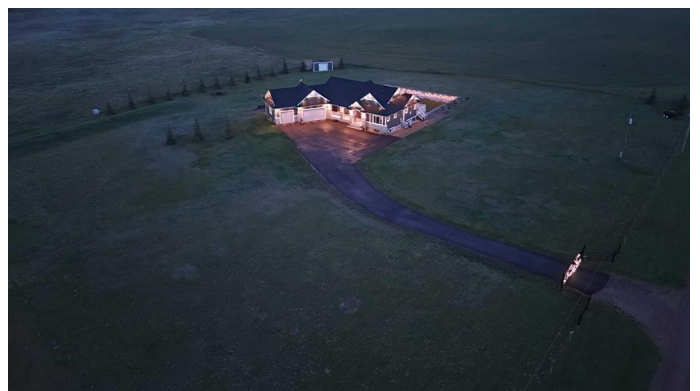
MLS® #A2247767

**\$1,999,000**

4 Bedroom, 4.00 Bathroom, 2,100 sqft  
Residential on 5.86 Acres

NONE, Rural Rocky View County, Alberta

This stunning CUSTOM home was designed with no expense spared. From the moment you enter through the automated gates and follow the paved driveway, the quality is undeniable. Hardy Board siding, a triple garage, Gemstone lighting, and a warm, inviting front porch set the tone. Step into the spacious foyer, complete with its own walk-in closet, and prepare for a WOW moment as the home opens up with light, expansive windows, and breathtaking views. The kitchen, breakfast bar, dining area, and living room share an open-concept design, so no matter where you are, youâ€™re part of the conversation. A floor-to-ceiling brick fireplace with built-ins on both sides anchors the living room beneath soaring 10â€™ ceilings. The dining area easily accommodates a large table, while the breakfast bar and all countertops gleam with high-quality quartz. The built-in fridge and freezer combo is a generous in size, complemented by two ovens including a built-in microwave, a gourmet gas range with another oven, and a convenient pasta faucet. Hand-scraped hardwood floors add sophistication while maintaining a cozy, farm-inspired feel. This thoughtfully designed kitchen offers expansive quartz counters, abundant cabinetry, and a hidden gem â€” a walk-through butlerâ€™s pantry, providing even more space for your culinary essentials. Double doors open to a spacious deck, perfect



for lively gatherings or quiet evenings soaking in the peaceful farm views. In the primary suite, expansive windows frame the rolling landscape, making the view a part of the room itself. A gas fireplace flickers warmly on cooler nights, while a French door leads you directly to the patio for a breath of fresh country air. The luxurious 5-piece ensuite offers a spa-like retreat – a deep soaker tub set beside the fireplace invites indulgent baths, while double sinks, a generous walk-in shower with built-in seating, and a private water closet provide both comfort and function. The grand walk-in closet offers ample space to keep everything perfectly organized. The Main floor features a second bedroom that provides guests or family with their own retreat, complete with a walk-in closet and an elegant 4-piece ensuite. The hall area includes a 2-piece bath, organized laundry room, and mudroom. Downstairs, a media room with a 135” screen and 4K projector is perfect for movie nights. There’s also space for a pool table (negotiable), poker table area and a full wet bar with quartz counters, sink, dishwasher, beer keg with tap, wine storage, and a commercial beverage fridge. This level has two bedrooms with walk-in closets, a 4-piece bath, and a walkout to a covered patio with hot tub, heated above-ground pool, and fire pit. A massive retaining wall ensures privacy, and a shed provides garden storage. There are underground sprinklers. Included are 22 built-in speakers with Control 4 automation, five TVs with mounts, projector and screen & cameras. Come experience Executive Country Living.

Built in 2014

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2247767    |
| Price  | \$1,999,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,100                            |
| Acres          | 5.86                             |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 273250 Range Road 270   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0M1B0                  |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                   |
| Parking        | Garage Door Opener, Heated Garage, Triple Garage Attached, Electric Gate, Garage Faces Front, Paved |
| # of Garages   | 3                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Gas Stove, Microwave, Washer/Dryer, Built-In Refrigerator, Built-In Freezer, Double Oven                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Bedroom                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                      |

**Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                        |
| Lot Description   | Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Cleared, Pasture |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Cement Fiber Board, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 62                |
| Zoning         | A-SML             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.