

# \$999,000 - 274255 Range Road 22, Rural Rocky View County

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MLS® #A2254207

**\$999,000**

4 Bedroom, 3.00 Bathroom, 2,391 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

Opportunity knocks! DO NOT MISS OUT on this home on 20 acres backing onto COULEE. The home was moved onto a new foundation and substantially renovated in 2009. The foyer leads to the stunning kitchen with TONS of stained oak cabinets, granite counters, stainless steel appliances and large eat-in area. The formal dining room is very spacious allowing for a big dining table set and has a 2-way stone covered fireplace as a focal point. The formal living offers big windows allowing for plenty of natural light. There are two HUGE bedrooms on main floor one of which is the primary retreat that features a STUNNING 5 pce ensuite bathroom with a separate walk-in closet shower, soaker tub and walk-in closet. Finishing the main floor is another four piece bathroom, powder room and laundry room. The lower level is almost fully finished with in-floor heat, wet bar, wood fireplace and an almost complete bathroom (fixtures in place), and 2 great sized bedrooms! Outside there is SO MUCH POTENTIAL to create an oasis type of space with amazing views to the West. This will not last - call you favorite agent to book a viewing!

Built in 2010

## Essential Information

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Price	\$999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,391
Acres	20.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	274255 Range Road 22
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 2T9

### Amenities

Parking Spaces	6
Parking	Off Street

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, See Remarks, Wet Bar, Wired for Sound, Bathroom Rough-in
Appliances	Bar Fridge, Dryer, Gas Cooktop, Refrigerator, Washer, Built-In Electric Range
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2025
Zoning	A-SML

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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