# \$1,849,900 - 275119 Range Rd 275, Rural Rocky View County

MLS® #A2257636

## \$1,849,900

6 Bedroom, 7.00 Bathroom, 4,068 sqft Residential on 2.00 Acres

NONE, Rural Rocky View County, Alberta

Refined Country Luxury Just Minutes from Chestermere

This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen â€" perfect for summer BBQs and entertaining. Upstairs are four generous bedroomsâ€"each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom







Wet Bar and full Media/Theatre room with washroom. The other side houses a fully self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort.with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garageâ€"approximately 35' x 74' with high ceilings ready for a hoist, built-ins, and space for multiple vehicles. There's even a dedicated hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your visionâ€"a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces.

Situated in Rocky View County, this estate combines peaceful country living with urban convenienceâ€"just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.

#### Built in 2021

#### **Essential Information**

MLS® # A2257636 Price \$1,849,900

Bedrooms 6
Bathrooms 7.00
Full Baths 7

Square Footage 4,068
Acres 2.00
Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 275119 Range Rd 275

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T2P 2G7

#### **Amenities**

Parking Heated Garage, Insulated, RV Access/Parking, 220 Volt Wiring,

Additional Parking, Concrete Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front,

Oversized, Quad or More Attached

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,

Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Bidet, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Wet

Bar, Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Garage Control(s), Garburator,

Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Bar Fridge, Built-In Gas Range, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Wine

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Family Room

Has Basement Yes

Basement See Remarks

### **Exterior**

Exterior Features Balcony, Private Entrance, Lighting, RV Hookup

Lot Description Back Yard, No Neighbours Behind, Private, Cleared, Open Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 17th, 2025

Days on Market 46

Zoning R-CRD

# **Listing Details**

Listing Office Royal LePage METRO

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.