\$1,099,900 - B, 253131 Range Road 272, Rural Rocky View County

MLS® #A2269225

\$1,099,900

4 Bedroom, 2.00 Bathroom, 1,453 sqft Residential on 10.21 Acres

NONE, Rural Rocky View County, Alberta

INCREDIBLE OPPORTUNITY! This polished bungalow has been updated and ready for your family to call it home. The long driveway, mature trees and landscaping give this property a private setting. Upon entering, you are greeted by a modern farmhouse feel with a bright and open living room, dining and kitchen space. The kitchen is a chef's dream offering stainless steel appliances (including a new built-in microwave), granite counters, and tons of cabinet and counter space. The living room is spacious with big windows and a custom fireplace as a focal point. There are three good-sized bedrooms one of which is the primary with an updated three pce ensuite, the second has a cheater door to the main bath that has been recently updated, and a third bedroom is set at the front of the home and currently acts as a home office. Access to your oversized double garage and main floor laundry complete the main floor. On the lower level you will find LVP flooring, a huge recreation room, 4th bedroom (window not egress), and space to add another bathroom, should you choose to do so. This home has an updated top-of-the-line water filtration system and a good-producing well. The house has been upgraded in recent years including the furnace, hot water tank, roof, and siding. Outside you will find 4 horse pens with shelter and water. The shop measures 24' x 32' and has electricity and a drain system, so use it as







equipment storage, convert to a barn, or use as a shop - many options! This property is immaculate and move-in ready. Welcome home! Call to book your private viewing today!

Built in 1986

Essential Information

MLS® # A2269225 Price \$1,099,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,453 Acres 10.21 Year Built 1986

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address B, 253131 Range Road 272

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1Z0S5

Amenities

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, See Remarks

Appliances Dishwasher, Oven-Built-In, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Front Yard, Lawn, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed November 6th, 2025

Days on Market 1

Zoning AGEN

Listing Details

Listing Office RE/MAX Rocky View Real Estate

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