

# **\$1,790,000 - 274165 Range Road 22, Rural Rocky View County**

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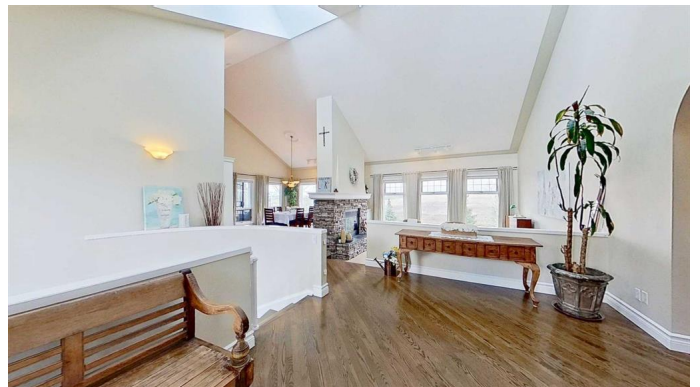
MLS® #A2221607

**\$1,790,000**

3 Bedroom, 5.00 Bathroom, 2,223 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

Beautiful walkout bungalow for sale sitting on 20 acres, 12 minutes from Calgary. This property is fully fenced and cross fenced with a paved driveway winding to the large, heated garage at the front of the house. The top section of the acreage is beautifully landscaped with a mix of deciduous and coniferous trees, various shrubs and many perennial flowers. Trails line a small wooded area which encloses a private fire pit. A secure dog run with insulated dog house, large fenced garden for vegetables, garden shed, and chicken coop add to the usefulness of the property. On the north side there is a gravel pad with a brand-new sea can for extra storage. Behind the house the land drops down into a valley where a creek winds through a wetland area. Beyond this the land slopes gently upward past a spring which flows year-round, to the other side of the valley where some massive glacial rocks sit. The house itself is open and airy with many windows and skylights encompassing picturesque views on every side. Vaulted ceilings and a stone fireplace set off the main floor, which is complete with site finished hardwood floors, New Zealand wool carpet, and quartz counters. A huge covered balcony takes in the sweeping views of the valley. In the walkout basement, a wood-burning stove keeps the sunken family room cozy in winter. Custom cabinetry and a unique coffee bar add



to the functionality of the basement.

This property has a backup natural gas genset that automatically kicks in when the power goes out and can run the entire house.

Additionally, this property is zoned Light Agricultural which means an in-law suite or a second house may be built (size restrictions apply, see Rockyview County for specifics).

This zoning also allows for the development of accessory buildings such as barns, quonsets, sheds, and such.

The utter peace and tranquility of this acreage must be experienced to be understood. It is a truly unique and exceptional property, only 10 minutes to Airdrie and 12 to the edge of Calgary.

Built in 1993

### **Essential Information**

MLS® #	A2221607
Price	\$1,790,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,223
Acres	20.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	274165 Range Road 22
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T4B4N9

### Amenities

Parking Spaces 5  
Parking Double Garage Attached, Parking Pad, RV Access/Parking  
# of Garages 2

### Interior

Interior Features Bar, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Fire Pit, Garden, Private Yard, Storage, Dog Run  
Lot Description Landscaped, Dog Run Fenced In  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Brick/Mortar

### Additional Information

Date Listed May 14th, 2025  
Days on Market 3  
Zoning A-SML

### Listing Details

Listing Office ComFree

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