

\$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 – perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms – 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 garage—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 vision—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 convenience—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	220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Quad or More Attached
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Interior

Interior Features	Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Suite

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, RV Hookup
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Lot Description	Back Yard, Cleared, No Neighbours Behind, Open Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R-CRD

Listing Details

Listing Office	Royal LePage METRO
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