

# \$1,399,900 - 255157 Range Road 281, Rural Rocky View County

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MLS® #A2228700

**\$1,399,900**

3 Bedroom, 3.00 Bathroom, 1,730 sqft  
Residential on 19.94 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this impressive 20-acre property just minutes from Calgary—a rare blend of luxury, functionality, and serene country living. Nestled on a quiet street and surrounded by mature trees, this fully renovated home showcases meticulous craftsmanship and thoughtful upgrades throughout, starting with elegant gemstone lighting that beautifully highlights the exterior. Ideal for equestrian enthusiasts, the land is fully equipped with multiple fenced grazing areas, horse stalls, and four heated horse drinkers—one in the expansive 40' x 80' shop and three in the pens—ensuring year-round care for your animals. In addition to the shop, the property also includes a separate oversized single car garage, providing abundant space for hobbies, storage, or workshop use. As you step through the main entrance, you're welcomed by a grand foyer with soaring vaulted ceilings, setting the tone for the bright and airy main level. At the heart of the home lies a stunning Legacy Built kitchen, featuring quartz countertops, top-of-the-line cabinetry, a large island with breakfast bar seating, stainless steel appliances, and a built-in drink fridge. The west-facing kitchen floods with natural light and offers expansive views of the surrounding land, creating a warm and inviting space for both everyday living and entertaining. Just off the kitchen, the formal dining area flows seamlessly onto the back



deckâ€”perfect for indoor-outdoor gatherings. The generously sized living room continues the theme of comfort and openness, with vaulted ceilings, large windows showcasing the property, and a charming brick-clad gas fireplace as its focal point. The main level also features luxury vinyl plank flooring throughout and includes a spacious primary bedroom retreat with expansive windows, a four-piece ensuite, and ample closet space, along with two additional bedrooms and another full bathroom. Downstairs, the fully finished lower level offers even more living space, including a large family room with a second gas fireplace, a dedicated games area centered around a pool table, and another full bathroom. The lower level also includes a separate entrance, a spacious laundry room, and direct access to the heated garageâ€”enhancing functionality for multi-generational living or guest accommodation. Additional features include a 230-gallon reserve water tank, a water filtration system, and central air conditioning for year-round comfort. Whether you're seeking space to grow, entertain, or simply enjoy the peace of the prairie, this turnkey acreage delivers the best of both worlds: refined rural living with city convenience just a short drive away.

Built in 1973

**Essential Information**

MLS® #	A2228700
Price	\$1,399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,730
Acres	19.94
Year Built	1973
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	255157 Range Road 281
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0M1

### **Amenities**

Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Few Trees, Lawn, No Neighbours Behind, Private, Irregular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	13

Zoning                      A-SML

**Listing Details**

Listing Office              RE/MAX First

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