

\$1,424,900 - 235048 Range Road 281, Rural Rocky View County

MLS® #A2244392

\$1,424,900

3 Bedroom, 4.00 Bathroom, 3,484 sqft
Residential on 6.10 Acres

NONE, Rural Rocky View County, Alberta

WELCOME to this SPACIOUS 2-STOREY HOME set on 6.10 ACRES w/ a 1,527 SQ FT SHOP in the heart of RURAL ROCKY VIEW COUNTY, just 11 MINS EAST OF CALGARY and 6 MINS SOUTH OF CHESTERMERE. With 3,484 SQ FT ABOVE GRADE + an additional 1,707 SQ FT WALK-OUT BASEMENT, this residence offers over 5,191 SQ FT of LIVING SPACE with 3 Bedrooms (+ a potential 4th), 3.5 Bathrooms + IN-FLOOR HEATING w/ ZONE Control! Solidly built with GREAT BONES, it provides the rare opportunity to make this home your own in a PRIVATE COUNTRY SETTING while building on a STRONG FOUNDATION. Step inside and you are welcomed by a BRIGHT FOYER that opens into the GRAND LIVING ROOM, where soaring 17'10" CEILINGS + EXPANSIVE WINDOWS fill the space with NATURAL LIGHT & OAK Flooring throughout. A GAS FIREPLACE anchors the room, offering a focal point for both FAMILY GATHERINGS and ENTERTAINING. Just beyond, a more intimate FAMILY ROOM provides a COZY RETREAT, perfect for everyday living. The KITCHEN, located at the heart of the MAIN FLOOR, is generously sized with QUARTZ COUNTERS, a CENTRAL ISLAND, PANTRY, + BUILT-IN APPLIANCES. It flows into a cheerful BREAKFAST NOOK with COUNTRY VIEWS and direct access to the DECK, where morning coffee can be



enjoyed. A FORMAL DINING ROOM sits adjacent, easily accommodating large family dinners or holiday gatherings. The PRIVATE DEN is ideal for a HOME OFFICE, + a LAUNDRY ROOM with sink, and a convenient 2-PC Bath. The UPPER LEVEL has the PRIMARY SUITE w/ a WALK-IN CLOSET + a spacious 4-PC ENSUITE, offering quiet views of the surrounding property. 2 ADDITIONAL BEDROOMS, a LARGE BONUS ROOM, + a FULL BATH complete the upstairs! The WALK-OUT BASEMENT, currently unfinished, is already framed with a RECREATION AREA, FLEX ROOMS, a WET BAR, and a BATHROOM. With its SEPARATE ENTRANCE and FULL-SIZE WINDOWS, the basement is primed for development into a MEDIA ROOM, FITNESS SPACE, or ADDITIONAL BEDROOMS, depending on your needs. Have peace of mind with Class 4 HAIL-RESISTANT Shingles, and an ATTACHED SINGLE GARAGE adds to the convenience. Outdoors, the property shines w/a 52' x 29' HEATED SHOP w/ a 12' OVERHEAD DOOR, HIGH CEILINGS, 4pc bath, Washer/dryer - ideal for BUSINESSES, EQUIPMENT, VEHICLES, or HOBBIES. With R-RUR ZONING, this property offers remarkable FLEXIBILITY, from AGRICULTURAL, to Home-Based businesses (type II). The ACREAGE is fully FENCED w/ space for ANIMALS, GARDENS, or FUTURE EQUESTRIAN PURSUITS. Perfectly positioned, it provides the BEST OF BOTH WORLDS - a TRANQUIL RURAL RETREAT with seamless access to URBAN CONVENIENCES. Just minutes away, CHESTERMERE offers essentials, shopping, dining, and services, while CALGARY provides TOP-RANKED SCHOOLS, HOSPITALS, EMPLOYMENT, and ENTERTAINMENT. With quick access to GLENMORE + STONEY TRAIL, commuting is easy, and nearby GOLF COURSES, EQUESTRIAN CENTRES,

LAKESIDE ACTIVITIES, and COMMUNITY FACILITIES let you enjoy COUNTRY LIVING without sacrificing convenience. Don't Miss Out - BOOK YOUR SHOWING NOW!!

Built in 1993

Essential Information

MLS® #	A2244392
Price	\$1,424,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,484
Acres	6.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	235048 Range Road 281
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2C5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Gated, Gravel Driveway, Unpaved, Additional Parking, Driveway, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate
-------------------	---

	Entrance, Storage, Wet Bar, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Built-In Oven, Gas Dryer, Trash Compactor
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Lawn, Open Lot, Few Trees, Rectangular Lot
Roof	Asphalt Shingle, Metal, See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 4th, 2025
Days on Market	54
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.