

# \$3,500,000 - 274133 Range Rd. 252, Rural Rocky View County

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MLS® #A2255334

**\$3,500,000**

5 Bedroom, 4.00 Bathroom, 2,268 sqft  
Agri-Business on 203.12 Acres

NONE, Rural Rocky View County, Alberta

A River Runs Through this 203-acre SHOW PLACE farm in the Beiseker area, 38 minutes from Airdrie or Cross iron Mall. The land is ORGANIC (not certified) as no chemicals have been used for over 30 years. There are basically two sites. The Farm Site is supported by its own 15 GPM well, has its own Electrical Transformer, corrals with Cattle handling chutes, two waterers, a 24' x 48' metal clad Cow/Hay shelter, small Barn with Maternity Pen and a Pump House. Privacy provided by a Command Security Gate.

Down the long tree lined lane towards the River is the PRINCIPAL RESIDENCE, which is a scenic gem, landscaped with extensive lawns and TREES, overlooking the Rosebud River westward to the Rockies (yes, you can see them on a clear day) To the south the Rosebud meanders diagonally throughout the quarter (no parcel out). The main floor of the beautifully upgraded 2,268 sq. ft. WALKOUT BUNGALOW with wraparound deck features a large country kitchen and a sunny kitchen nook with access to the deck and charming, landscaped PATIO. A warm and inviting OPEN BEAM living room featuring large view windows and a feature wood stove



adjoin a formal dining room.

The primary ensuite is upgraded, as is the main bath. Two additional bedrooms and the laundry complete the main floor. An attached oversized two car garage is accessed from the laundry via a huge mudroom. The large, finished basement living room area features large view windows. The ambiance is enhanced by a natural rock wall and second wood burning stove. Two additional bedrooms, a four-piece bath, ample storage room and a large games room with access to the covered patio completes the lower level. The NEW WELL at 10 GPM and natural gas GENERAC GENERATOR give security to the Residence and outbuildings. A large GARDEN, pens for dogs, chickens and goats. There is a spacious Workshop and the 36' x 48' metal FARM EQUIPMENT STORAGE BUILDING with 20' x 14' door and man door, featuring a pony wall and roof trusses at 2' spacing. Behind the hedge is a round pen, an outdoor riding arena and one of the two waterers. This listing has two land titles. The home and buildings are on 49.42 acres. The unsubdivided quarter section consists of 157.7 acres. Each property can be purchased seperately.

Built in 1984

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2255334    |
| Price      | \$3,500,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |
| Half Baths | 1           |

|                |               |
|----------------|---------------|
| Square Footage | 2,268         |
| Acres          | 203.12        |
| Year Built     | 1984          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 274133 Range Rd. 252    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0M 0K0                 |

### Amenities

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Utilities    | Electricity Paid For, Heating Paid For, Natural Gas Connected, Underground Utilities |
| Parking      | Additional Parking, Double Garage Attached                                           |
| # of Garages | 2                                                                                    |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Induction Cooktop, Microwave, Refrigerator, Washer, Gas Water Heater                                           |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                       |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard                                                  |
| Lot Description   | Landscaped, Lawn, Many Trees, Pasture, Private, See Remarks, Farm, Meadow, Native Plants |
| Roof              | Asphalt                                                                                  |
| Construction      | Stucco                                                                                   |
| Foundation        | Poured Concrete                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 17                  |
| Zoning         | Ag-Gen              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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