

# \$1,295,000 - 223107 Range Road 273, Rural Rocky View County

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MLS® #A2227698

**\$1,295,000**

5 Bedroom, 4.00 Bathroom, 3,063 sqft  
Residential on 28.34 Acres

NONE, Rural Rocky View County, Alberta

Back on the Market Aug 25th! Imagine a lifestyle you've always wished for at your fingertips! This 28 acre parcel is full of trees, pastures, some Mountain views and even a creek! This house features a 2000 ft.Â² three bedroom three bath rancher with an attached thousand square foot mother-in-law home, the house is built extremely well with double walls and extra insulation between! The lower level walkout is massive with parts you can customize as you see fit! 24 x 60 garage that is insulated and heated with a solar set up! Currently the garage is being used as a shop. The land is the most amazing special spot with loads of trees, 17 different varieties of berries and apples! The Garden is extremely fertile, use as much water as you want! The Western irrigation district charges a small fee to use! The horses, cows, chickens , goats oh my! Will have a field day on this property! Recent upgrades include. Septic and main house furnace in 2024 and newer washer and dryer. Langdon is 10 mins away and 20 mins to Calgary! Make sure to stop by McKinnon flats as it is a great fishing spot! Serenity golf course are both mins away! Heck buy a plane and use the Indus airport!

Built in 1978

## Essential Information



MLS® #	A2227698
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,063
Acres	28.34
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	223107 Range Road 273
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0X9

### **Amenities**

Parking Spaces	10
Parking	Quad or More Detached
# of Garages	6
Waterfront	Canal Access

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Other, Private Yard
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	51
Zoning	A-GEN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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