

# \$1,199,999 - 281238 Range Rd 42, Rural Rocky View County

---

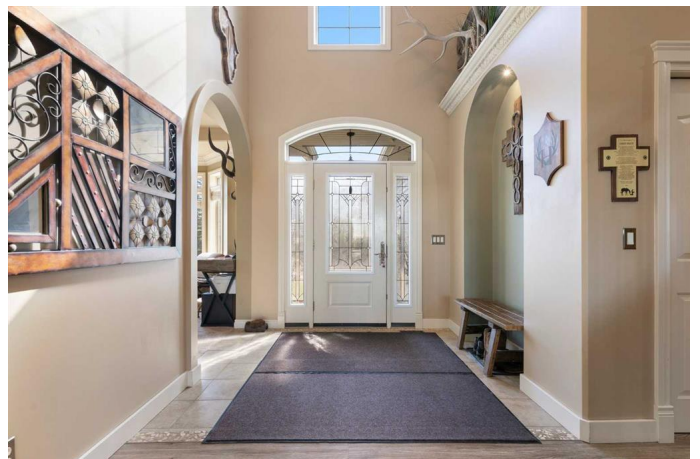
MLS® #A2218369

**\$1,199,999**

6 Bedroom, 4.00 Bathroom, 2,406 sqft  
Residential on 2.58 Acres

NONE, Rural Rocky View County, Alberta

**\*\* MOUNTAIN VIEWS\*\*** Welcome to this sensational estate nestled on 2.58 acres, offering breathtaking mountain views from your very own rear deck. From the moment you step inside, youâ€™re welcomed by a grand entrance featuring soaring ceilings and an abundance of natural light. The main level boasts a spacious mudroom leading to a secondary entrance, a convenient 2-piece powder room, a luxurious primary suite, and meticulous craftsmanship that is immediately apparent with the intricate crown moulding throughout. The primary bedroom features a European-inspired 4-piece ensuite bathroom designed for ultimate comfort and style. The kitchen is a showstopper with a stainless steel refrigerator and dishwasher updated in(2021), a beautiful ceramic tile backsplash, granite countertops, and a new oversized gas range(2024) with exquisite stone surround that is sure to take your breath away. Enjoy meals in the large dining area or step out onto the covered deck for al fresco dining with those highly sought after mountain views. You can also work from home in the beautifully appointed main-level office, complete with a cozy gas fireplace with a stunning hand crafted wood surround. Continuing the theme of comfort and elegance, the main level also features in-ceiling speakers and a sprawling living room anchored by another striking fireplace boasting a natural rock



surroundâ€”perfect for entertaining. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a large storage spaceâ€”ideal for family living. The walkout basement is a true retreat, highlighted by a dramatic natural rock wall and a unique wooden door leading to your private in-home theatre. Additionally, this level offers two more spacious bedrooms, another 4-piece bathroom, and a massive rec roomâ€”ideal for guests or extended family. The oversized double attached garage is a hobbyistâ€™s dream with in-floor heating and 40-amp service. Comfort is ensured year-round with air conditioning installed in 2024, a shingle replacement in 2017, and recent furnace upgrades that include a new flame sensor and gas valve. This home offers the perfect blend of rustic charm, modern luxury, and functionalityâ€”truly a must-see. Book your private showing today!

Built in 2005

**Essential Information**

MLS® #	A2218369
Price	\$1,199,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,406
Acres	2.58
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

**Community Information**

Address	281238 Range Rd 42
---------	--------------------

Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C3A5

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed, Views, Cleared
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	67
Zoning	A-SML

### **Listing Details**

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.