

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

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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      | Additional Parking, Driveway, Gravel Driveway, RV Access/Parking, Single Garage Attached, Gated, Unpaved |
| # of Garages | 1                                                                                                        |

### Interior

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

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

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 40                  |
| Zoning         | R-RUR               |

## Listing Details

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

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