

# \$4,250,000 - 240132 Range Rd 34, Rural Rocky View County

---

MLS® #A2171920

**\$4,250,000**

5 Bedroom, 4.00 Bathroom, 2,035 sqft  
Single Family on 140.00 Acres

N/A, Rural Rocky View County, Alberta

Welcome to your dream country home! Located only 15 minutes West of Calgary off Highway 8, this incredible location keeps you within a very easy drive to amenities while offering all the glory of country living. The picturesque 140 acres is currently being farmed but offers countless opportunities for pastureland, animals or leasing. The home provides complete privacy from any neighbors and proudly displays the spectacular views of peaceful farmland, the rolling foothills and the majestic Rocky Mountains from every angle. The entrance along the winding, tree-lined driveway immediately sets the stage for the tranquility of entire property. Fully lined in mature Spruce trees and perfectly accented with hedges, shrub and flower beds, the breath-taking landscaping is something that takes years achieve. Not only are the mature trees along the driveway into the property, but line the entire perimeter of the 140 ares, something you would see in the estate ranches of Kentucky! The charming Connecticut-styled country home welcomes you with a cozy, covered front porch, soaring peaks and rooflines accented with arched and mullioned windows and a triple attached garage adorned with a weathervane topped cupola. This bungalow-styled home offers numerous outdoor spaces to enjoy the peaceful surroundings. The main level boasts vaulted ceilings, two bedrooms, a home office



that can be used as a third bedroom and a bright and sunny open floorplan. Recent renovations include kitchen updates, all new stainless-steel appliances, updated bathrooms, a new roof, a new hot water tank and a new furnace. The lower-level walkout offers two additional bedrooms, a family room, a gym space, a games room and a wet bar. This well-appointed and immaculate home is spacious enough for a large family without being too large to age in place. Whether you are looking for a weekend retreat, a full-time home outside the city, a place to run a farm or boarding facility or an investment property, this one-of-a-kind home is everything you could ever dream of. (id:6289)

Built in 1992

**Essential Information**

Listing #	A2171920
Price	\$4,250,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,035
Acres	140.00
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	240132 Range Rd 34
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z1M8

**Amenities**

Features	Wet bar, No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Detached Garage
# of Garages	5
View	View

## Interior

Appliances	Washer, Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Forced air, See remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk-up

## Exterior

Exterior	Composite Siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:01pm PDT