

# \$1,999,000 - 273250 Range Road 270, Rural Rocky View County

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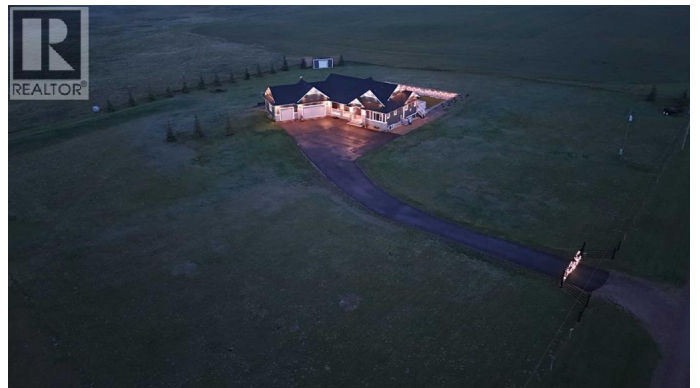
MLS® #A2247767

**\$1,999,000**

4 Bedroom, 4.00 Bathroom, 2,100 sqft  
Single Family on 5.86 Acres

N/A, Rural Rocky View County, Alberta

This stunning CUSTOM home was designed with no expense spared. From the moment you enter through the automated gates and follow the paved driveway, the quality is undeniable. Hardy Board siding, a triple garage, Gemstone lighting, and a warm, inviting front porch set the tone. Step into the spacious foyer, complete with its own walk-in closet, and prepare for a WOW moment as the home opens up with light, expansive windows, and breathtaking views. The kitchen, breakfast bar, dining area, and living room share an open-concept design, so no matter where you are, youâ€™re part of the conversation. A floor-to-ceiling brick fireplace with built-ins on both sides anchors the living room beneath soaring 10â€™ ceilings. The dining area easily accommodates a large table, while the breakfast bar and all countertops gleam with high-quality quartz. The built-in fridge and freezer combo is a generous in size, complemented by two ovens including a built-in microwave, a gourmet gas range with another oven, and a convenient pasta faucet. Hand-scraped hardwood floors add sophistication while maintaining a cozy, farm-inspired feel. This thoughtfully designed kitchen offers expansive quartz counters, abundant cabinetry, and a hidden gem â€” a walk-through butlerâ€™s pantry, providing even more space for your culinary essentials. Double doors open to a spacious deck, perfect



for lively gatherings or quiet evenings soaking in the peaceful farm views. In the primary suite, expansive windows frame the rolling landscape, making the view a part of the room itself. A gas fireplace flickers warmly on cooler nights, while a French door leads you directly to the patio for a breath of fresh country air. The luxurious 5-piece ensuite offers a spa-like retreat – a deep soaker tub set beside the fireplace invites indulgent baths, while double sinks, a generous walk-in shower with built-in seating, and a private water closet provide both comfort and function. The grand walk-in closet offers ample space to keep everything perfectly organized. The Main floor features a second bedroom that provides guests or family with their own retreat, complete with a walk-in closet and an elegant 4-piece ensuite. The hall area includes a 2-piece bath, organized laundry room, and mudroom. Downstairs, a media room with a 135" screen and 4K projector is perfect for movie nights. There's also space for a pool table (negotiable), poker table area and a full wet bar with quartz counters, sink, dishwasher, beer keg with tap, wine storage, and a commercial beverage fridge. This level has two bedrooms with walk-in closets, a 4-piece bath, and a walkout to a covered patio with hot tub, heated above-ground pool, and fire pit. A massive retaining wall ensures privacy, and a shed provides garden storage. There are underground sprinklers. Included are 22 built-in speakers with Control 4 automation, five TVs with mounts, projector and screen & cameras. Come experience Executive Country Living. (id:6289)

Built in 2014

## Essential Information

Listing #	A2247767
Price	\$1,999,000

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,100
Acres	5.86
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	273250 Range Road 270
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Amenities	Schools
Features	Wet bar, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage
# of Garages	4

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Oven, Microwave, Freezer, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior Features	Landscaped
Construction	Wood frame

Foundation

Poured Concrete

## Listing Details

Listing Office

CIR Realty



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