

# \$1,899,000 - 273167 Range Road 25, Rural Rocky View County

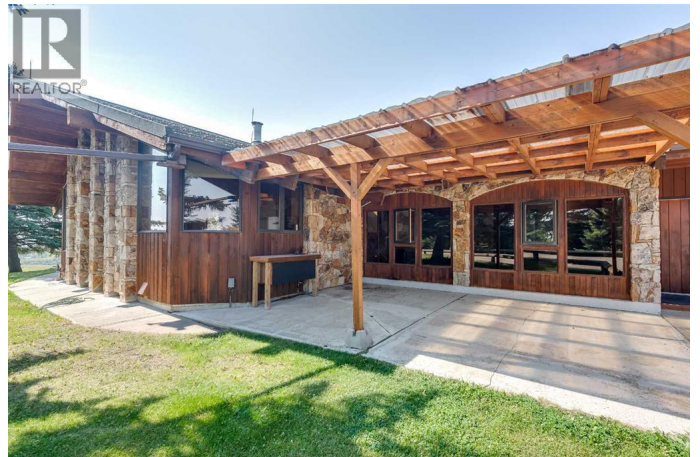
MLS® #A2253841

**\$1,899,000**

5 Bedroom, 3.00 Bathroom, 2,260 sqft  
Single Family on 11.50 Acres

N/A, Rural Rocky View County, Alberta

A once-in-a-lifetime opportunity on the iconic Jack Rabbit Trail! This extraordinary property offers a rare chance to own a piece of Alberta's ranching legacy, complete with breathtaking, unobstructed valley and mountain views, and a charming, period ranch house full of character. Set on a proposed 10 +/- acre parcel (subdivision in progress), the property is the perfect blend of privacy, potential and character. The home is wrapped in mature, thoughtfully designed landscaping planted in 1979. A security gate with ¼-mile paved driveway leads to a bungalow that captures the essence of country living. The 2,260 sq ft main floor (over 4,500 sq ft of total living space) is highlighted by beautiful stone exterior accents, vaulted ceilings, and generous proportions throughout. The home features 5 bedrooms and 3 full bathrooms, with a layout designed for both function and comfort. The kitchen is bright and spacious, featuring a large island, ample cabinetry and counter space. A large dining area and expansive living room offer ideal space for gatherings. The center field stone fireplace adds warmth and rustic charm while the unique touches like the wagon-wheel staircase, solid woodwork, and original design elements bring a timeless, one-of-a-kind feel. Also on the main floor: a office, separate laundry room, and the primary bedroom with an updated ensuite, plus one additional



bedroom. Downstairs, the fully developed lower level offers three more generous bedrooms, a large recreation room with a snooker table (included), another wood burning fireplace, and plenty of storage. The outdoor living is equally impressive, with both a southwest-facing deck and a welcoming east-facing front porch complete with pergola—ideal for relaxing mornings or evening entertaining. For the hobbyist or car enthusiast, the heated and drywalled 4-car garage is fully equipped with built-in shelving and workbenches. The remainder of the acreage is pasture land and will be fully fenced. Whether you're looking to restore the home's original beauty, modernize it with a fresh vision, or create a custom estate that bridges past and present, this property offers unmatched potential, privacy, and views—all just minutes from Airdrie amenities, 45 minutes to downtown Calgary yet worlds away in peace and charm. (id:6289)

Built in 1979

**Essential Information**

Listing #	A2253841
Price	\$1,899,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,260
Acres	11.50
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	273167 Range Road 25
Subdivision	N/A
City	Rural Rocky View County

Province	Alberta
Postal Code	T4B4P6

## Amenities

Amenities	Schools, Shopping
Features	Treed, Gas BBQ Hookup
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3
View	View

## Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven - Built-In
Heating	Natural gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stone, Wood siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	CIR Realty
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