

\$1,849,900 - 275119 Range Rd 275, Rural Rocky View County

MLS® #A2257636

\$1,849,900

6 Bedroom, 7.00 Bathroom, 4,068 sqft
Single Family on 2.00 Acres

N/A, Rural Rocky View County, Alberta

Refined Country Luxury Just Minutes from Chestermere This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen – perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms – each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom Wet Bar and full Media/Theatre room with washroom. The other side houses a fully



self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort.with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garageâ€™approximately 35â€™ x 74â€™ with high ceilings ready for a hoist, built-ins, and space for multiple vehicles. Thereâ€™s even a dedicated hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your visionâ€™a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces.Situated in Rocky View County, this estate combines peaceful country living with urban convenienceâ€™just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.

(id:6289)

Built in 2021

Essential Information

Listing #	A2257636
Price	\$1,849,900
Bedrooms	6
Bathrooms	7.00
Square Footage	4,068
Acres	2.00
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	275119 Range Rd 275
Subdivision	N/A

City	Rural Rocky View County
Province	Alberta
Postal Code	T2P2G7

Amenities

Features	See remarks, Other, Wet bar, No neighbours behind, Closet Organizers, No Smoking Home
Parking	Attached Garage, Concrete, Garage, Heated Garage, Oversize, RV
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Wine Fridge, Oven, Dryer, Microwave, Garburator, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage METRO
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