

# \$1,295,000 - 264169 Range Road 273, Kathryn

MLS® #A2194845

**\$1,295,000**

4 Bedroom, 3.00 Bathroom, 2,239 sqft

Residential on 8.48 Acres

NONE, Kathryn, Alberta

**\*\*Experience Serene Country Living Just 10 Minutes from CrossIron Mills!\*\***

Welcome to this stunning **\*\*8.5-acre oasis\*\***, perfectly nestled among mature trees with breathtaking views and a tranquil **\*\*creek running along the eastern side\*\***. If you're looking for the **\*\*perfect blend of peaceful rural charm and modern luxury\*\***, this property is it! The **\*2,300 sq. ft. bungalow\*** was **\*\*fully rebuilt from the ground up in 2012\*\*** on its original 1980 foundation, offering a modern, open-concept design with high-end finishes. Step inside to a **\*\*spacious foyer\*\*** leading into a sunlit living area with **\*\*large windows\*\*** that flood the space with natural light.

**\*\*Main Features:\*\***

**\*\*3 spacious bedrooms\*\***, including a **\*\*luxurious master suite\*\*** with a **\*\*5-piece ensuite\*\*** and an **\*\*enormous walk-in closet\*\***  
**\*\*Main-floor laundry\*\*** for convenience

An 800 sq. ft. east-facing and 340 west facing deck – perfect for morning coffee or entertaining guests

**\*Fully finished basement\*** featuring **\*\*2 additional bedrooms, a full bathroom, a wet bar, and a large family room\*\*** for gatherings

**\*\*Oversized detached double garage\*\*** for vehicles, tools, and storage

**\*\*Fully Permitted Commercial Kitchen\*\***

This property comes with a **\*\*separate 854 sq. ft. commercial kitchen\*\*** that is fully permitted by **\*\*Rocky View County\*\***. Currently, it is **\*\*successfully hosting weddings, parties, bridal**



showers, and private events\*\*, generating  
\*\*strong income\*\* (business not for sale, but  
new owners can use the space as they wish).

Large deck surrounding the kitchen  
Small dining area that accommodates \*\*up to  
20 guests\*\*

\*\*Two separate restrooms\*\* for convenience  
\*\*Perfect for Hobby Farmers & Livestock  
Owners\*\*

Whether you're dreaming of a \*\*hobby farm\*\*  
or a \*\*peaceful equestrian retreat\*\*, this  
property offers ample space for livestock. It  
has been \*\*previously set up with pails and  
electric water heaters\*\*, with \*\*plenty of room  
to install additional heating for horses\*\*.

This property comes with a 12' x 24' cottage  
featuring a washroom and power connection.  
While not currently insulated for winter, it can  
easily be converted into a cozy guest house,  
home office, or even a winter-friendly retreat  
with electric wall heaters. Alternatively, it can  
be used as a garden house to start your own  
indoor planting space.

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\*Prime Location & Convenience\*

\*Only 15 minutes to CrossIron Mills & Balzac\*

\*Kathryn School is just 2 miles away\*\*

Quick access to \*\*Calgary, Airdrie, and  
Highway 2\*\*

This property is \*\*truly one of a  
kind\*â€”offering a mix of \*\*residential luxury,  
income potential, and rural tranquility. Don't  
miss out on this rare opportunity!\*\*

Built in 1980

## Essential Information

MLS® #	A2194845
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,239
Acres	8.48
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	264169 Range Road 273
Subdivision	NONE
City	Kathyrn
County	Rocky View County
Province	Alberta
Postal Code	T0M 1E0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Fire Pit, Private Entrance
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Lot Description	Garden, Creek/River/Stream/Pond, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	78
Zoning	Farmstead

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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