

# \$4,499,900 - 252182 Range Road 280, Rural Rocky View County

MLS® #A2210219

**\$4,499,900**

4 Bedroom, 5.00 Bathroom, 3,223 sqft  
Residential on 58.59 Acres

NONE, Rural Rocky View County, Alberta

Nestled on over 58.59 acres of picturesque countryside, this exceptional property occupies one of the highest elevations in the area, offering remarkable privacy and breathtaking panoramic views. Ideally situated just 5 minutes from Delacour, 12 minutes from Chestermere, and only 17 minutes to Calgary, it strikes the perfect balance between peaceful rural living and convenient city access. The Chestermere Canal borders the rear of the property, adding both charm and utility to the landscape.

Bordering a golf course and adjacent to the approved 315-acre Delacour Crossing development—which includes plans for 480 residential lots—this property also represents a prime investment opportunity. Whether you envision a private estate, a small business, or future subdivision and rezoning, the possibilities here are substantial.

The gated entrance and professionally landscaped grounds lend the property a secluded, estate-like atmosphere. Key features include an oversized garage that doubles as a workshop, a 2,000+ sq ft animal shelter, and multiple outbuildings for storage and livestock. With ample open land, a strong well, and canal access, the property is ideally suited for gardens, pasture, or larger-scale agricultural uses. Its layout also supports future subdivision and development potential, given the proximity to infrastructure and



neighboring projects.

Inside, the home is filled with natural light and thoughtfully updated throughout. Hardwood floors flow through the main living areas, beginning with a warm and welcoming foyer that leads into a cozy family room framed by large front-facing windows. The adjacent dining area offers scenic views, while the kitchen blends classic oak cabinetry with modern stainless steel appliances, including a gas range, built-in oven, and double-door refrigerator. A bright breakfast nook opens to multiple decks, and a large living room with gas fireplace and expansive windows provides an ideal space for relaxing or entertaining.

Upstairs, the luxurious 363 sq ft primary suite features dual closets, a gas fireplace, a lavish five-piece ensuite, and abundant windows that showcase surrounding views. Two additional bedrooms, two full bathrooms, and a spacious bonus room complete the upper level. The finished basement offers even more functionality, with a large recreation room, an additional bedroom, office space, and generous storage options.

This is more than a property—it’s a lifestyle. Whether you're looking to establish a business, embrace country living, or invest in long-term development, this versatile acreage delivers unmatched potential and charm. Book your private tour today to fully experience the space, serenity, and opportunity this unique offering provides.

Built in 1992

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2210219    |
| Price      | \$4,499,900 |
| Bedrooms   | 4           |
| Bathrooms  | 5.00        |
| Full Baths | 4           |

|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 3,223                            |
| Acres          | 58.59                            |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 252182 Range Road 280   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0E3                 |

### Amenities

|               |                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking       | Additional Parking, Double Garage Attached, Multiple Driveways, RV Access/Parking, Secured, Front Drive, Outside, Parking Pad |
| # of Garages  | 2                                                                                                                             |
| Is Waterfront | Yes                                                                                                                           |
| Waterfront    | Canal Access, Canal Front                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Chandelier, French Door, Laminate Counters, Natural Woodwork, Recreation Facilities |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Oven, Gas Range                                                                                                                                                               |
| Heating           | Forced Air                                                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Family Room, Master Bedroom                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground, Private Yard, Storage, Barbecue, Garden                                                                                                              |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape, See Remarks, Close to Clubhouse, Farm, Fruit Trees/Shrub(s), Front Yard, Garden, On Golf Course, Lawn, Waterfront |
| Roof              | Asphalt Shingle                                                                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                                                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 159              |
| Zoning         | A-Gen            |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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