

\$1,280,000 - 281238 Range Rd 42, Rural Rocky View County

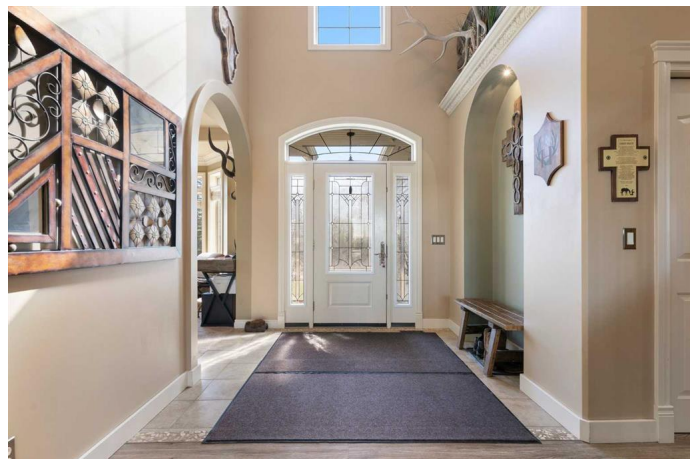
MLS® #A2218369

\$1,280,000

6 Bedroom, 4.00 Bathroom, 2,406 sqft
Residential on 2.58 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this sensational estate nestled on 2.58 acres, offering breathtaking mountain views from your very own rear deck. From the moment you step inside, you're welcomed by a grand entrance featuring soaring ceilings and an abundance of natural light. The main level boasts a spacious mudroom leading to a secondary entrance, a convenient 2-piece powder room, a luxurious primary suite, and meticulous craftsmanship that is immediately apparent with the intricate crown moulding throughout. The primary bedroom features a European-inspired 4-piece ensuite bathroom designed for ultimate comfort and style. The kitchen is a showstopper with a stainless steel refrigerator and dishwasher updated in (2021), a beautiful ceramic tile backsplash, granite countertops, and a new oversized gas range (2024) with exquisite stone surround that is sure to take your breath away. Enjoy meals in the large dining area or step out onto the covered deck for al fresco dining with those highly sought after mountain views. You can also work from home in the beautifully appointed main-level office, complete with a cozy gas fireplace with a stunning hand crafted wood surround. Continuing the theme of comfort and elegance, the main level also features in-ceiling speakers and a sprawling living room anchored by another striking fireplace boasting a natural rock surround—perfect for entertaining. Upstairs,



you'll find two generously sized bedrooms, a full 4-piece bathroom, and a large storage space—ideal for family living. The walkout basement is a true retreat, highlighted by a dramatic natural rock wall and a unique wooden door leading to your private in-home theatre. Additionally, this level offers two more spacious bedrooms, another 4-piece bathroom, and a massive rec room—ideal for guests or extended family. The oversized double attached garage is a hobbyist’s dream with in-floor heating and 40-amp service. Comfort is ensured year-round with air conditioning installed in 2024, a shingle replacement in 2017, and recent furnace upgrades that include a new flame sensor and gas valve. This home offers the perfect blend of rustic charm, modern luxury, and functionality—truly a must-see. Book your private showing today!

Built in 2005

Essential Information

MLS® #	A2218369
Price	\$1,280,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,406
Acres	2.58
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	281238 Range Rd 42
Subdivision	NONE

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C3A5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Water Purifier
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	Balcony
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Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed, Views, Cleared
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 6th, 2025
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Days on Market	8
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Zoning	A-SML
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Listing Details

Listing Office	Royal LePage Benchmark
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