

\$1,099,900 - B, 253131 Range Road 272, Rural Rocky View County

MLS® #A2269225

\$1,099,900

4 Bedroom, 2.00 Bathroom, 1,453 sqft
Residential on 10.21 Acres

NONE, Rural Rocky View County, Alberta

INCREDIBLE OPPORTUNITY! This polished bungalow has been updated and ready for your family to call it home. The long driveway, mature trees and landscaping give this property a private setting. Upon entering, you are greeted by a modern farmhouse feel with a bright and open living room, dining and kitchen space. The kitchen is a chef's dream offering stainless steel appliances (including a new built-in microwave), granite counters, and tons of cabinet and counter space. The living room is spacious with big windows and a custom fireplace as a focal point. There are three good-sized bedrooms one of which is the primary with an updated three pce ensuite, the second has a cheater door to the main bath that has been recently updated, and a third bedroom is set at the front of the home and currently acts as a home office. Access to your oversized double garage and main floor laundry complete the main floor. On the lower level you will find LVP flooring, a huge recreation room, 4th bedroom (window not egress), and space to add another bathroom, should you choose to do so. This home has an updated top-of-the-line water filtration system and a good-producing well. The house has been upgraded in recent years including the furnace, hot water tank, roof, and siding. Outside you will find 4 horse pens with shelter and water. The shop measures 24' x 32' and has electricity and a drain system, so use it as



equipment storage, convert to a barn, or use as a shop - many options! This property is immaculate and move-in ready. Welcome home! Call to book your private viewing today!

Built in 1986

Essential Information

MLS® #	A2269225
Price	\$1,099,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	10.21
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	B, 253131 Range Road 272
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0S5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, See Remarks
Appliances	Dishwasher, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	AGEN

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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