

# \$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, Front Drive, Parking Pad, Secured, Multiple Driveways, Outside, RV Access/Parking
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Canal Front

### Interior

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

### Exterior

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

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	79
Zoning	A-Gen

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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