

# \$900,000 - 235047 Range Road 275a, Rural Rocky View County

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MLS® #A2217675

**\$900,000**

3 Bedroom, 2.00 Bathroom, 2,175 sqft  
Residential on 4.55 Acres

NONE, Rural Rocky View County, Alberta

Looking for more space without sacrificing convenience? Welcome to this 4.55 Acre property less than 20 minutes from Calgary. Set on a quiet lot, this property offers privacy, room to grow, and easy access to amenities in Chestermere and Langdon, including schools (Chestermere high school, Indus school, Langdon school & more), shopping and dining. Golf lovers- Heatherglen Golf course is only a 10 minute drive! A tree-lined driveway leads you to an almost 2200 sq ft brick bungalow with 3 bedrooms and 2 bathrooms. The spacious layout features a large living area with a wood-burning fireplace, complete with a unique blower fan system to efficiently circulate heat. The kitchen and dining area offer plenty of space for gatherings, while the full sized, unfinished basement is loaded with potential- whether you're dreaming of a home gym, rec room, extra bedroom (we've got the legal egress window for it), or a secondary suite with the side entrance. Outdoors, you'll find a peaceful seasonal pond and plenty of open space for gardening, or simply enjoying nature. At the back of the property sits a large shop with a completed exterior and cold-rated shell- ready for you to customize the interior for your hobbies, workspace, or storage needs. Whether you're looking to settle into country living or expand your lifestyle with room to roam, this property is ready to welcome your vision!



Built in 1976

## Essential Information

MLS® #	A2217675
Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,175
Acres	4.55
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	235047 Range Road 275a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2H3

## Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Other, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Combination
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Level, Seasonal Water
Roof	Metal
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Zoning	R-RUR

## Listing Details

Listing Office	CIR Realty
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