

# \$1,200,000 - 250257 Range Road 271, Rural Rocky View County

MLS® #A2201357

**\$1,200,000**

6 Bedroom, 4.00 Bathroom, 2,744 sqft  
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Looking for a private retreat with easy access to Calgary? Look no further. This stunning walkout home, situated on 4 acres, offers breathtaking mountain views from every level. A grand spiral staircase leads to four spacious bedrooms, including a master suite with a luxurious ensuite. The open-concept main floor features a cozy family room and a large kitchen with an island, plus an eat-in nook or formal dining room for special occasions. Two-storey vault in the family room and living rooms, With rounded corners, hardwood and ceramic tile flooring, and a beautifully open layout, this home provides both comfort and privacy. Convenient main floor laundry adds to the home's practicality.

The fully finished walk-out basement includes a two-bedrooms, a weight room, a kitchen, and a spacious living room with a fireplace. The lower level is roughed in for in-floor heating. It's not uncommon to see deer and antelope roaming the property. You must visit to truly experience the exceptional quality of life this property offers.

Built in 1998

## Essential Information

MLS® #	A2201357
Price	\$1,200,000



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,744
Acres	4.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	250257 Range Road 271
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t1z 0t7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, 220 Volt Wiring, Side By Side
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)
Appliances	Double Oven, Electric Cooktop, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Window Coverings, Range, Water Conditioner
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room, Glass Doors
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	64
Zoning	RR

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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