

# **\$3,680,000 - 264250 Panorama Road, Rural Rocky View County**

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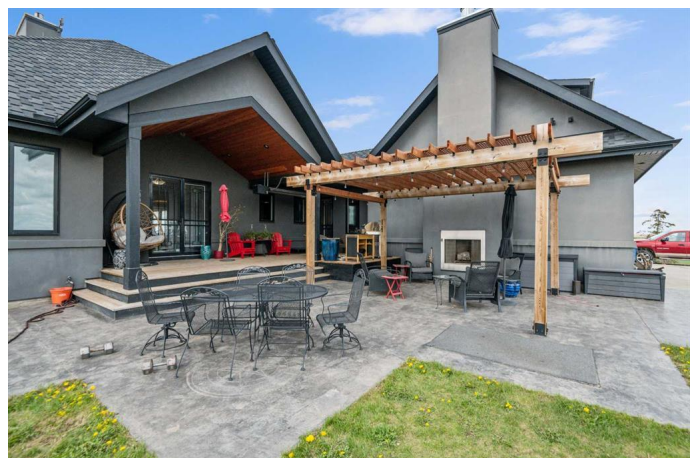
MLS® #A2225283

**\$3,680,000**

3 Bedroom, 4.00 Bathroom, 3,473 sqft  
Residential on 137.00 Acres

NONE, Rural Rocky View County, Alberta

137 acres +/- with gorgeous views of Airdrie, Calgary, YYC, and those Beautiful Rocky Mountains! The property is located within 5 minutes of Airdrie and Calgary city Limits, and less than 10 minutes to X-Iron Mills. This custom-built Bungalow has all the trimmings of a fine home has to offer. Vaulted and high ceilings, top of the line Wolf Stainless Steel appliances, hardwood floors thru-out, large triple glazed windows, stucco exterior, open concept main floor with a beautiful and very functional sunroom with large windows and a see thru gas fireplace for those chiller days! The front of the house features a pergola style front entry and deck with radiant heater over-head, built-In out-door fireplace and BBQ area, perfect for entertaining, day or night! There are 2 other get away area's depending on the time of day or the mood of your company. There is a large mud room/laundry area for cleanup after a day in the yard or perfect pet area. This leads to the triple garage with a den above for a great office space or your guests get away, complete with views! The basement is partially developed with a large bedroom with its own 4 pc Ensuite bath, the balance of the basement is up to your creative ideas! The property is fenced and x-fenced for both horses and cattle, complete with 2 automatic watering bowls, and a horse shelter. Other out-buildings included are a large shed for all your lawn care equipment, a



custom shelter for gatherings around the firepit, and a greenhouse that doubles as a get-a-way if you want some quiet time to read. I'm probably missing something, so book your appointment to view today!

Built in 2016

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2225283                         |
| Price          | \$3,680,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,473                            |
| Acres          | 137.00                           |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 264250 Panorama Road    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 2A3                 |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Not Available, Electricity Connected, Natural Gas Available, Electricity Paid For, Natural Gas Connected |
| Parking Spaces | 6                                                                                                              |
| Parking        | Additional Parking, Gravel Driveway, Triple Garage Attached                                                    |
| # of Garages   | 3                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)              |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Oven, Gas Water Heater, Microwave, Range Hood, Washer, Water Purifier, Window Coverings |
| Heating           | Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 3                                                                                                                                                                                                                         |
| Fireplaces        | Blower Fan, Den, Factory Built, Gas, Great Room, Master Bedroom, Raised Hearth, See Through, Sun Room, Tile                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                                                  |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Rain Gutters           |
| Lot Description   | Farm, Gentle Sloping, Landscaped, Lawn, Pasture, Views |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 30             |
| Zoning         | AG-Gen         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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