

# \$4,250,000 - 240132 Range Rd 34, Rural Rocky View County

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MLS® #A2171920

**\$4,250,000**

5 Bedroom, 4.00 Bathroom, 2,035 sqft  
Residential on 140.00 Acres

N/A, Rural Rocky View County, Alberta

Welcome to your dream country home! Located only 15 minutes West of Calgary off Highway 8, this incredible location keeps you within a very easy drive to amenities while offering all the glory of country living. The picturesque 140 acres is currently being farmed but offers countless opportunities for pastureland, animals or leasing. The home provides complete privacy from any neighbors and proudly displays the spectacular views of peaceful farmland, the rolling foothills and the majestic Rocky Mountains from every angle. The entrance along the winding, tree-lined driveway immediately sets the stage for the tranquility of entire property. Fully lined in mature Spruce trees and perfectly accented with hedges, shrub and flower beds, the breath-taking landscaping is something that takes years achieve. Not only are the mature trees along the driveway into the property, but line the entire perimeter of the 140 ares, something you would see in the estate ranches of Kentucky! The charming Connecticut-styled country home welcomes you with a cozy, covered front porch, soaring peaks and rooflines accented with arched and mullioned windows and a triple attached garage adorned with a weathervane topped cupola. This bungalow-styled home offers numerous outdoor spaces to enjoy the peaceful surroundings. The main level boasts vaulted ceilings, two bedrooms, a home office



that can be used as a third bedroom and a bright and sunny open floorplan. Recent renovations include kitchen updates, all new stainless-steel appliances, updated bathrooms, a new roof, a new hot water tank and a new furnace. The lower-level walkout offers two additional bedrooms, a family room, a gym space, a games room and a wet bar. This well-appointed and immaculate home is spacious enough for a large family without being too large to age in place. Whether you are looking for a weekend retreat, a full-time home outside the city, a place to run a farm or boarding facility or an investment property, this one-of-a-kind home is everything you could ever dream of.

Built in 1992

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2171920                         |
| Price          | \$4,250,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,035                            |
| Acres          | 140.00                           |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 240132 Range Rd 34      |
| Subdivision | N/A                     |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |

Postal Code T3Z 1M8

### Amenities

Parking Spaces 6

Parking Double Garage Detached, Front Drive, Garage Door Opener, Triple Garage Attached

# of Garages 5

### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas, See Remarks

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Dining Room, Free Standing, Gas, Living Room, Mantle, Tile, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features Dog Run, Fire Pit, Playground, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Back Yard, Dog Run Fenced In, Farm, Front Yard, Lawn, Landscaped, Many Trees, No Neighbours Behind, Pasture, Private, Views

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 11th, 2024

Days on Market 380

Zoning R-RUR

### Listing Details

Listing Office Coldwell Banker Mountain Central

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