

# \$4,500,000 - 240132 Range Rd 34, Rural Rocky View County

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MLS® #A2171920

**\$4,500,000**

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

N/A, Rural Rocky View County, Alberta

OPEN HOUSE SUNDAY - 2PM TO 4PM.

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	\$4,500,000
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	Kitchen Island, No Smoking Home, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Garage Control(s), Gas Cooktop, 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	Full, Finished, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard, Dog Run, Fire Pit, Playground
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Backs on to Park/Green Space, Dog Run Fenced In, Farm, 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	201
Zoning	R-RUR

### Listing Details

Listing Office

Coldwell Banker Mountain Central

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