# \$1,849,900 - 275119 Range Road 275, Rural Rocky View County

MLS® #A2213167

\$1,849,900

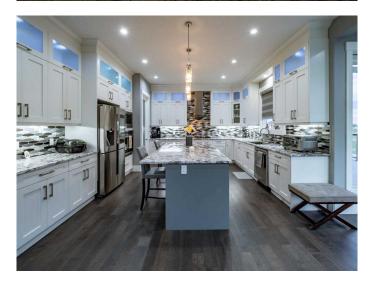
6 Bedroom, 7.00 Bathroom, 4,103 sqft Residential on 2.00 Acres

NONE, Rural Rocky View County, Alberta

IMAGINE coming home to this impeccable, custom-made home offering over 6000 sq ft of unparalleled craftsmanship and remarkable attention to detail in design and functionality. Pulling up through the winding driveway, you are greeted by a stunning oversized 4 car garage and a sleek 2 storey home with terrace balconies, floor to ceiling windows and dazzling stone detailing. The elegant main level is flooded with natural light and has vaulted ceilings, hardwood through out and an open concept layout flowing from the office of your dreams to the formal dining area, opening up into the living room and chef's kitchen that is right out of a magazine with doors taking you out to the massive back deck for the perfect entertaining set up. Step into your luxurious kitchen outfitted with modern SS appliances, granite countertops, shaker style cabinetry and a butler's pantry complete with a 2nd fridge. On the upper level you will find a bright and spacious family room, a flex area, laundry room, 4 bedrooms, 2 ensuite bathrooms with walk-in closets and in floor heating, an additional guest bath and front terraces off 2 of the bedrooms. The primary is an area of complete solitude with a lavishly appointed 5-pc ensuite, granite countertops, a soaker tub, steam shower and walk-in closet. The lower level offers a completely custom-made wet bar, a 3-pc bath and a fully outfitted media room for those cozy movie







nights with the family. Sectioned off completely from the rest of the house, there are TWO practically appointed legal, secondary suites. The legal suites both have their own walk out entrance. The first offers 2 bedrooms, 1 bathroom, a laundry room and storage area. Light pours in from the above ground windows and the kitchen has been beautifully finished with stainless steel appliances, granite countertops and a generous island. The second is a studio with a bar style kitchen and full bath. The oversized garage will not disappoint with plenty of built-ins for storage and functionality and enough space to fit 10 cars plus high ceilings that allow for future hoist installation if desired. Sure to suit any car lover's needs. The mudroom leading off from the garage is perfect for families of any size with considerable space and storage. And let's not forget about the hot tub room, already fitted with your very own luxury hot tub! The opportunities are endless for your expansive outdoor space that's ready to be finished with that sports court you've always dreamed of, the pool you've long coveted, and of course an outdoor kitchen and entertainment area ready for those summer gatherings. Every detail was taken into consideration with this custom home from the surround sound speakers throughout, 2 energy efficient water tanks and furnaces, and security cameras already installed for your family's safety and peace of mind. All of this is situated on almost 2 acres of land in the heart of Rockyview county with quick access to Deerfoot Trail, Highway 1 and the Stoney Trail ring road.

Built in 2021

### **Essential Information**

MLS® # A2213167 Price \$1,849,900 Bedrooms 6

Bathrooms 7.00

Full Baths 7

Square Footage 4,103 Acres 2.00

Year Built 2021

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 275119 Range Road 275

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1X2H3

## **Amenities**

Parking Spaces 10

Parking 220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive,

Garage Door Opener, Garage Faces Front, Heated Garage, Insulated,

Oversized, Quad or More Attached

# of Garages 4

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet

Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR

Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Cooktop, Oven, Range Hood, Refrigerator,

See Remarks, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

## **Exterior**

Exterior Features Balcony, Other, Private Entrance

Lot Description Back Yard, Cleared, No Neighbours Behind, Open Lot, Private

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 13 Zoning R1

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.