\$1,585,000 - 264161 Richards Road (rge Rd 74), Rural Bighorn No. 8, M.D. of

MLS® #A2213528

\$1,585,000

3 Bedroom, 2.00 Bathroom, 1,821 sqft Residential on 22.52 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Discover the perfect blend of European design and modern Canadian acreage living on this stunning 22.52-acre parcel, located just west of Waiparous in Alberta's sought-after recreational playground. This thoughtfully designed property offers a custom-built two-story home with 1,821 SF of living space, featuring three bedrooms and two bathrooms. Every detail has been carefully considered to emphasize modern style, natural light, and energy efficiency. In addition to the main home, the property includes a 353 SF, detached studio/flex space, ideal for creative ventures, work from home options or fitness room and a spacious (20' x 20') wood heated workshop, perfect for innovative projects or storage. The home was designed with sustainability and functionality at its core. It features low-maintenance cedar cladding, a solar-reflective galvalume roof, and energy-conscious elements like in-floor heating throughout. Large cedar-framed windows and patio doors with tilt-and-turn functionality create a seamless connection between the indoor and outdoor spaces, allowing natural light to flood the home. The landscaped grounds elevate the property even further, with a pond, waterfall, gardens, and concrete patios that create a serene environment to enjoy the breathtaking views of the surrounding foothills. Privacy and seclusion are unparalleled, as the property is







surrounded by thousands of acres of county grazing land, offering tranquility and an escape into nature. Outdoor enthusiasts will also appreciate the proximity to the Ghost River, as well as the convenience of being only 30 minutes from Cochrane and 45 minutes from Canmore, making it an ideal location for both recreation and everyday living. Notable features of the property include a wood-burning stove on the main floor, low-maintenance landscaping for year-round enjoyment, and a masterfully designed layout that balances modern aesthetics and environmental conservation. Whether you're looking to entertain, create, or simply relax, this property delivers on every front. Take a virtual journey through the 3D tour (see link in the listing) to experience this exceptional property, or schedule a private viewing to explore it in person. This is more than just a homeâ€"it's a lifestyle. Don't miss your opportunity to make it yours!

Built in 2007

Essential Information

MLS® # A2213528 Price \$1,585,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,821 Acres 22.52

Year Built 2007

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 264161 Richards Road (rge Rd 74)

Subdivision NONE

City Rural Bighorn No. 8, M.D. of

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T0L 2C0

Amenities

Parking Spaces 8

Parking Carport, Gravel Driveway, Parking Pad

Interior

Interior Features No Smoking Home, Built-in Features, Wood Windows, No Animal Home,

Open Floorplan, Soaking Tub, Tankless Hot Water, Track Lighting

Appliances Refrigerator, Window Coverings, Electric Oven, Gas Cooktop, Range

Hood, Washer

Heating Natural Gas, Boiler, In Floor, Wood Stove, Wood

Cooling None
Fireplace Yes
of Fireplaces 3

Fireplaces Gas, Wood Burning

Basement None

Exterior

Exterior Features Fire Pit, Private Yard, Rain Gutters

Lot Description Landscaped, Lawn, Secluded, Backs on to Park/Green Space, Back

Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Low Maintenance Landscape, Meadow, No Neighbours

Behind, Native Plants, Pasture, Views

Roof Other

Construction Wood Frame, Cedar, Concrete

Foundation Slab

Additional Information

Date Listed April 24th, 2025

Days on Market 194

Zoning Agriculture Conservation

Listing Details

Listing Office RE/MAX First

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