

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

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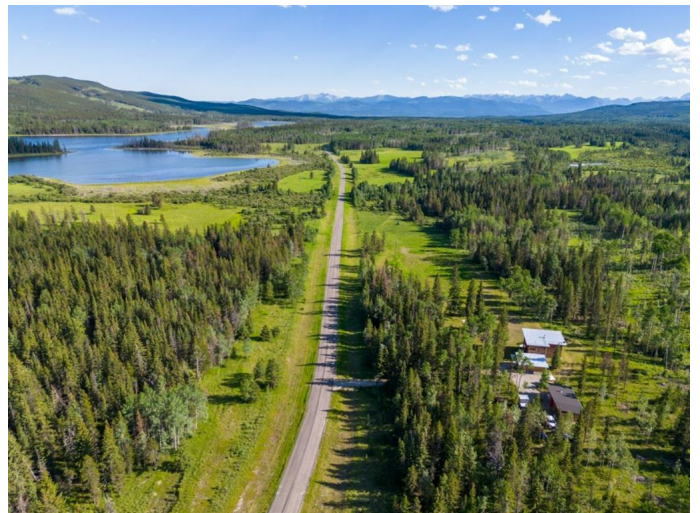
MLS® #A2213528

**\$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 home—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	139
Zoning	Agriculture Conservation

### **Listing Details**

Listing Office	RE/MAX First
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