

\$1,749,000 - 250020 Range Road 32, Rural Rocky View County

MLS® #A2247330

\$1,749,000

4 Bedroom, 4.00 Bathroom, 3,600 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

4782 Sq Ft of total living space on a stunning 4-acre property. Make this home your CASTLE! This impeccably maintained 2-storey walkout residence blends timeless European charm with luxurious finishes, featuring rich oil-stained hardwood, elegant brick wood-burning fireplaces, and a grand tower foyer with a curved staircase. The main level offers a spacious living room, formal dining area, and an open gourmet kitchen with modern shaker cabinetry, granite countertops, and an eating bar—ideal for entertaining. Upstairs, you'll find three generous bedrooms, including a stunning primary suite with a spa-like ensuite. The fully developed walkout level—currently set up as a full illegal in-law suite—includes an additional bedroom, den, large family room, kitchen, and separate access. The home showcases tile, hardwood, and carpet flooring, and is complemented by a detached 2-car garage, paved circular driveway with RV parking potential, expansive fenced garden, firepit, storage area with a unique wood-burning sauna and games room, plus a garden shed, mature trees, and landscaped grounds. Zoned for horses and close to both private and public schools, this property offers the tranquility of country living with the convenience of being just minutes from the new Costco.

Built in 1997



Essential Information

MLS® #	A2247330
Price	\$1,749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,600
Acres	4.00
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	250020 Range Road 32
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1H1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Washer/Dryer, Built-In Refrigerator, Built-In Gas Range, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn, Rectangular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	1
Zoning	Infill Residential

Listing Details

Listing Office	National Realty
----------------	-----------------

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.