

\$1,599,900 - 40 Pleasant Range Place, Rural Rocky View County

MLS® #A2254174

\$1,599,900

6 Bedroom, 2.00 Bathroom, 1,960 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

?This stunning 4-acre property offers the perfect blend of country tranquility and city convenience, located just minutes from Calgary and Conrich with easy access to Stoney Trail and McKnight Boulevard, featuring a lot of renovations including new paint, flooring and a concrete porch at the front. Whether youâ€™re searching for a private retreat, a luxury acreage lifestyle, or an incredible investment opportunity, this property delivers it all. The well-maintained home features 5 spacious bedrooms, 2 full bathrooms, and a bright open main floor layout, complemented by mature trees and expansive outdoor space ideal for family living and gatherings. Beyond its charm, the property is positioned in an area of active future development, making it a prime opportunity for investors while providing a peaceful escape from the busy city life. Donâ€™t miss this rare chance to own a beautiful acreage so close to Calgary with exceptional long-term potential.

Built in 1974

Essential Information

MLS® #	A2254174
Price	\$1,599,900
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,960
Acres	4.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	40 Pleasant Range Place
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2H 1Y4

Amenities

Parking	Double Garage Attached, RV Access/Parking
# of Garages	3

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	62
Zoning	R-2

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.