

# \$999,000 - 274255 Range Road 22, Rural Rocky View County

---

MLS® #A2254207

**\$999,000**

4 Bedroom, 3.00 Bathroom, 2,391 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

Opportunity knocks! DO NOT MISS OUT on this home on 20 acres backing onto COULEE. The home was moved onto a new foundation and substantially renovated in 2009. The foyer leads to the stunning kitchen with TONS of stained oak cabinets, granite counters, stainless steel appliances and large eat-in area. The formal dining room is very spacious allowing for a big dining table set and has a 2-way stone covered fireplace as a focal point. The formal living offers big windows allowing for plenty of natural light. There are two HUGE bedrooms on main floor one of which is the primary retreat that features a STUNNING 5 pce ensuite bathroom with a separate walk-in closet shower, soaker tub and walk-in closet. Finishing the main floor is another four piece bathroom, powder room and laundry room. The lower level is almost fully finished with in-floor heat, wet bar, wood fireplace and an almost complete bathroom (fixtures in place), and 2 great sized bedrooms! Outside there is SO MUCH POTENTIAL to create an oasis type of space with amazing views to the West. This will not last - call you favorite agent to book a viewing!

Built in 2010

## Essential Information

MLS® #                      A2254207



|                |                                  |
|----------------|----------------------------------|
| Price          | \$999,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,391                            |
| Acres          | 20.00                            |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 274255 Range Road 22    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 2T9                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, See Remarks, Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Dryer, Gas Cooktop, Refrigerator, Washer, Built-In Electric Range                                                |
| Heating           | Boiler, Forced Air                                                                                                           |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                            |
| Fireplaces        | Gas, Wood Burning                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard, Views         |
| Roof            | Asphalt                  |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 48                   |
| Zoning         | A-SML                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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.