

\$2,495,000 - 235097 Range Road 283, Rural Rocky View County

MLS® #A2263550

\$2,495,000

7 Bedroom, 7.00 Bathroom, 3,749 sqft
Residential on 4.20 Acres

NONE, Rural Rocky View County, Alberta

Set on a private GATED, beautifully landscaped property surrounded by open skies and mature trees, this CUSTOM-BUILT ESTATE combines timeless design with thoughtful functionality across 6,000+ sq ft of living space! The long, STAMPED CONCRETE driveway leads to an impressive front entry and a garage large enough to hold everything from collector cars to recreational gear – OVER 2,000 SQ FT OF HEATED SPACE FOR WORK, STORAGE, OR PLAY. Step inside to a grand foyer with soaring ceilings and sunlight spilling through oversized windows. The main floor unfolds in a way that feels both open and intimate, centered around the living room’s striking stone fireplace and two-story windows. The kitchen anchors the space – rich wood cabinetry, granite counters, high-end appliances, and a generous island for gatherings. A connected dining area overlooks the backyard, while the COVERED SUNROOM WITH SKYLIGHTS AND BUILT-IN BBQ extends entertaining outdoors year-round. Down the hall, the main-floor PRIMARY SUITE offers comfort and privacy with a walk-in closet and spa-inspired ensuite. Two additional bedrooms, a full bath, and a convenient powder room make this level perfect for family living. A large mudroom with walk-in closet and a DOG WASH connects directly to the garage – a layout designed for real life. Upstairs, an



open riser curved staircase leads to a bright LOFT overlooking the living area below – a relaxed space for lounging, movie nights, or quiet reading by the fireplace. Two generous bedrooms each enjoy their own ENSUITE and walk-in closet, giving this level a boutique-hotel feel that’s ideal for teenagers or guests.

Laundry is also tucked neatly upstairs for everyday convenience. The lower level is where the fun begins. A massive REC ROOM with 3-WAY FIREPLACE provides space for games, gym equipment, or movie marathons, while an OPEN OFFICE AREA offers the perfect spot for working from home.

There’s also a cozy DEN, TWO MORE BEDROOMS, AND A FULL BATH – plenty of space for extended family or visitors. And then there’s the showstopper: an INDOOR POOL with its own fireplace and lounging area, seamlessly connected to the outdoor yard. It’s a private wellness retreat right at home. Outside, the property feels like a personal resort. Mature trees line the perimeter for privacy, while the open lawn stretches wide with room to play, entertain, or simply breathe. Outbuildings add endless flexibility – storage, workshops, or hobby spaces – and the sports court is ready for friendly competition. Located just minutes from Calgary and Chestermere, this home offers quick access to schools, recreation, and amenities while keeping the peace and quiet of country life. You’re a mere minS away from East Lake School in Chestermere, Safeway and Starbucks, 15 min from East Hills Shopping with Costco, movie theatre, and more, and 15 min to the Foothills Industrial area. It’s a place where every detail feels intentional, every space has purpose, and every sunset reminds you why you live here.

Built in 1996

Essential Information

MLS® #	A2263550
Price	\$2,495,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,749
Acres	4.20
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	235097 Range Road 283
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Quad or More Attached
# of Garages	6

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Low Flow Plumbing Fixtures, Natural Woodwork, Recreation Facilities
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Heat Pump
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Private Yard, Storage, Built-in Barbecue, Basketball Court, Outdoor Grill, Tennis Court(s)
Lot Description	Back Yard, Landscaped, Lawn, Treed, Views, Yard Lights
Roof	Concrete
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 21st, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	RE/MAX House of 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.