



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

273167 Range Road 25
Rural Rocky View County, Alberta

MLS # A2253841



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,260 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Driveway, Garage Faces Front, Gated, Heated Garage, Oversized, C		
Lot Size:	11.50 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, La		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Metal
Basement:	Finished, Full
Exterior:	Stone, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	19-27-2-W5
Zoning:	A-GEN
Utilities:	-

Inclusions: Fridge, Wall oven(s), Stove top, Dishwasher, Pool table, Water filtration, rain barrel, security gate, central vacuum & attachments, reverse osmosis, water softener, workbenches and shelving in garage

A once-in-a-lifetime opportunity on the iconic Jack Rabbit Trail! This extraordinary property offers a rare chance to own a piece of Alberta's ranching legacy, complete with breathtaking, unobstructed valley and mountain views, and a charming, period ranch house full of character. Set on a proposed 10 +/- acre parcel (subdivision in progress), the property is the perfect blend of privacy, potential and character. The home is wrapped in mature, thoughtfully designed landscaping planted in 1979. A security gate with 1/4-mile paved driveway leads to a bungalow that captures the essence of country living. The 2,260 sq ft main floor (over 4,500 sq ft of total living space) is highlighted by beautiful stone exterior accents, vaulted ceilings, and generous proportions throughout. The home features 5 bedrooms and 3 full bathrooms, with a layout designed for both function and comfort. The kitchen is bright and spacious, featuring a large island, ample cabinetry and counter space. A large dining area and expansive living room offer ideal space for gatherings. The center field stone fireplace adds warmth and rustic charm while the unique touches like the wagon-wheel staircase, solid woodwork, and original design elements bring a timeless, one-of-a-kind feel. Also on the main floor: a office, separate laundry room, and the primary bedroom with an updated ensuite, plus one additional bedroom. Downstairs, the fully developed lower level offers three more generous bedrooms, a large recreation room with a snooker table (included), another wood burning fireplace, and plenty of storage. The outdoor living is equally impressive, with both a southwest-facing deck and a welcoming east-facing front porch complete with pergola—ideal for relaxing mornings or evening entertaining. For the hobbyist or car enthusiast, the heated and drywalled 4-car

garage is fully equipped with built-in shelving and workbenches. The remainder of the acreage is pasture land and will be fully fenced. Whether you're looking to restore the home's original beauty, modernize it with a fresh vision, or create a custom estate that bridges past and present, this property offers unmatched potential, privacy, and views—all just minutes from Airdrie amenities, 45 minutes to downtown Calgary yet worlds away in peace and charm.