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273167 Range Road 25 Rural Rocky View County, Alberta

MLS # A2253841



\$1,899,000

Division:	NONE				
Туре:	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, Over				
Lot Size:	11.24 Acres				
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landsca				

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-27-2-W5
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

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 ¼-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

