



**GRASSROOTS**  
REALTY GROUP

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**275119 Range RD 275**  
**Rural Rocky View County, Alberta**

**MLS # A2257636**



**\$1,849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,068 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Garage L		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, No Neighbours Behind, Open Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Mound Septic, Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite	<b>LLD:</b>	31-23-27-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Refined Country Luxury Just Minutes from Chestermere This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen – perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms—each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom Wet Bar and full Media/Theatre room with washroom. The other side houses a fully self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garage—approximately 35' x 74' with high ceilings ready for a hoist, built-ins, and space for multiple vehicles.

There's even a dedicated hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your vision—a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces. Situated in Rocky View County, this estate combines peaceful country living with urban convenience—just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.