



**GRASSROOTS**  
REALTY GROUP

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**270168 Range Road 283**  
**Rural Rocky View County, Alberta**

**MLS # A2271293**



**\$3,199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	155.01 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-27-28-W4
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this prairie homestead, set beneath the wide-open Alberta sky. This property offers more than a desirable location and impressive views—it reflects thoughtful development, practical design, and quality construction throughout. A gated entrance and solid, tree-lined driveway lead to a private homestead consisting of a 10-acre building site, 5 acres of pasture, and approximately 140 acres of hay land. At the building site, you'll find two move-in-ready homes, each with its own yard —an excellent layout for multi-generational living, rental or long-term guests. The main residence is a well-maintained 1,549 sq ft bungalow featuring three bedrooms, a fully developed walkout basement, and a detached oversized double garage. The second home is a renovated 1930s two-storey house offering 1,160 sq ft, a covered veranda, two upper-level bedrooms, 1.5 bathrooms, and its own double garage. Additional improvements on the property include a high-end shop with a graveled equipment yard, an additional equipment shed or barn, ample garden space, a greenhouse, and a corral with animal shelter and waterer, with pasture located conveniently nearby. The property also offers several recreational features: a golf driving range, a horseshoe pit, and a small cabin set beside two spring-fed ponds. One pond is stocked with trout, while the second is designed for recreation, featuring a small beach area, dock, and zip line. An RV plug-in is available for additional guests. With reliable water sources, the site is well-equipped for both residential and agricultural uses. The 140 acres of hay land, currently managed by the owner, provide flexibility for the next buyer—whether you wish to farm the land or lease it to local producers. This property is well-suited for horse owners, small business operators needing space for equipment, or

anyone seeking a peaceful country lifestyle with room to grow. Situated in Rocky View County, Alberta, it offers convenient access to the amenities of both the cities of Airdrie and Calgary, only a short drive away. A detailed Feature Sheet and additional photos are available upon request. If this property aligns with your search, we invite you to schedule a viewing.