



GRASSROOTS
REALTY GROUP

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232138 Range Road 282
Rural Rocky View County, Alberta

MLS # A2272287



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,599 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	4.00 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional 4-acre estate offering breathtaking city and mountain views, a private gated driveway, and an unmatched blend of luxury and serenity—just 10 minutes east of Calgary. With over 4500 sq ft of beautifully designed living space across two levels, this custom home features a 4-car garage, walkout basement, and expansive indoor and outdoor areas ideal for both grand entertaining and everyday comfort. A dramatic double staircase and soaring open-to-below ceilings greet you in the impressive foyer, setting the stage for the home's scale and elegance. The main level offers an open-concept design with rich hardwood flooring and large windows that frame peaceful landscape views. The chef's kitchen is thoughtfully appointed with full-height cabinetry, stainless steel appliances, granite countertops, a hidden built-in range hood, wine cooler, and a built-in wine rack. A spacious centre island with bar seating and a bar sink adds both functionality and style. The walkthrough pantry flows directly into the mudroom and laundry room for exceptional convenience. The bright dining nook opens to a massive north-facing deck through French doors, creating seamless indoor-outdoor living. A formal dining room—also with French doors to the deck—adds versatility for hosting. The inviting living room features a double-sided gas fireplace shared with the kitchen, enhancing warmth and ambiance throughout the main floor. A main-level den provides an ideal workspace for professionals working from home. Upstairs, you'll find three generous bedrooms and a large family room with lofted ceilings that elevate the home's spacious feel. The primary suite is a true retreat, offering a private west-facing balcony with mountain views. The luxurious 5-piece ensuite includes a deep soaking tub set against a

stunning window backdrop, a tiled steam shower with bench seating, dual vanities, and a private water closet. The custom walk-in closet provides exceptional storage and organization. Bedrooms 2 and 3 share a well-appointed 5-piece bathroom with dual sinks and a separate shower/tub and toilet area—ideal for busy families. The walkout basement is filled with natural light and is partially finished, including a recreation space, home theatre, gym, or additional bedrooms—designed to grow with your family’s needs. Located just minutes from Boulder Creek Golf Course, this extraordinary property combines peaceful country living with quick access to Calgary amenities. This is a truly remarkable estate home that must be seen to be fully appreciated.