



273250 Range Road 270
Rural Rocky View County, Alberta

MLS # A2287744



\$1,888,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,100 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Pa		
Lot Size:	5.86 Acres		
Lot Feat:	Cleared, Corner Lot, Landscaped, No Neighbours Behind, Pasture, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: 2nd dishwasher in bsmt, keg fridge w/tap, beverage fridge in bsmt, security system (cameras) w. no contract, gemstone lights, hot tub, swimming pool with heat, heater in garage, all shelves in garage, 4k projector with 135" screen, built in speakers, bluetooth lights, 5 tvs and wall mounts, vacufl, pool table (neg)

LOCATION! LOCATION! 5.86 ACRES just 18 mins to Airdrie, under 30 minutes to Calgary International Airport and an EASY commute to just about anywhere. This EXCEPTIONAL custom-built home showcases premium craftsmanship and thoughtful design throughout its over 4000 sq ft. of living space. From the automated gates and paved driveway to the Hardy Board siding, triple garage, Gemstone lighting and inviting front porch - every detail reflects quality and care. Inside, a spacious foyer with a walk-in closet opens into a bright, open-concept living space with expansive windows and sweeping views. The kitchen, dining area and living room flow seamlessly, creating an ideal setting for everyday living and entertaining. A floor-to-ceiling brick fireplace with built-ins, anchors the living room beneath 10' ceilings, while hand-scraped hardwood flooring adds warmth and character. The well-appointed kitchen features quartz countertops, a large breakfast bar, built-in fridge/freezer, dual ovens including a built-in microwave, a gourmet gas range with additional oven and a convenient pasta faucet. A walk-through butler's pantry provides ample storage and preparation space. Double doors lead to a large deck, ideal for seamless indoor-outdoor entertaining and outdoor cooking. The primary suite offers panoramic window views, a cozy gas fireplace, direct patio access, and a spa-inspired 5-piece ensuite with a deep soaker tub beside the fireplace, double sinks, a walk-in shower with built-in seating, a private water closet and a spacious walk-in closet. The main floor also includes a second bedroom with walk-in closet and 4-piece ensuite, along with a 2-piece powder room, laundry room and mudroom. The fully developed lower level features a ONE OF A KIND MEDIA ROOM with a 135" screen and 4K projector, space for games and

entertaining, and a FULL WET BAR with quartz counters, sink, dishwasher, beer keg with tap, wine storage, and a commercial beverage fridge. There are two additional bedrooms with walk-in closets, a 4-piece bath, and walkout access to a covered patio. Outdoors, enjoy a hot tub, heated above-ground pool, fire pit, privacy retaining wall, garden shed, covered patio and underground sprinklers. Included are 22 built-in speakers with Control4 automation, five TVs with mounts, projector and screen, and security cameras. The 1,100 sq. ft. TRIPLE garage is heated and thoughtfully designed, with plenty of parking, large windows for natural light, built in shelving and built-in benches for a functional workspace. Over the years, trees have been planted to create privacy and beauty, and the low-maintenance landscaping with an irrigation system keeps the grounds looking impeccable with minimal effort. Experience refined country living with executive-level finishes and exceptional amenities on this private 5.86 acre property.