



**281238 Range Road 42**  
**Rural Rocky View County, Alberta**

**MLS # A2291391**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,406 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.58 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Garden, Landscaped, Lawn, Treed, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-28-4-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** Electric fireplace in master bedroom, fire pit on upper deck, speakers in theatre room, curtains, and chicken coop

**\*\*\*OPEN HOUSE THIS SATURDAY, MARCH 28th, FROM 1-3PM\*\*\* \*\* MOUNTAIN VIEWS\*\* BUNGALOW\*\*** Welcome to this sensational estate nestled on 2.58 acres, offering breathtaking mountain views from your very own WEST FACING rear deck. From the moment you step inside this home you're welcomed by a grand entrance featuring soaring ceilings and an abundance of natural light. The main level boasts a spacious mudroom leading to a secondary entrance, a convenient 2-piece powder room, a luxurious primary suite, and meticulous craftsmanship that is immediately apparent with the intricate crown moulding throughout. The primary bedroom features a European-inspired 4-piece ensuite bathroom designed for ultimate comfort and style. The kitchen is a showstopper with a stainless steel refrigerator and dishwasher updated in(2021), a beautiful ceramic tile backsplash, granite countertops, and a new oversized gas range(2024) with exquisite stone surround that is sure to take your breath away. Enjoy meals in the large dining area or step out onto the covered deck for al fresco dining with those highly sought after mountain views. You can also work from home in the beautifully appointed main-level office, complete with a cozy gas fireplace with a stunning hand crafted wood surround. Continuing the theme of comfort and elegance, the main level also features in-ceiling speakers and a sprawling living room anchored by another striking fireplace boasting a natural rock surround&mdash;perfect for entertaining. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a large storage space&mdash;ideal for family living. The walkout basement is a true retreat, highlighted by a dramatic natural rock wall and a unique wooden door leading to your private in-home theatre. Additionally, this level offers three more

spacious bedrooms, another 4-piece bathroom, and a massive recreational room—ideal for guests or extended family. The oversized double attached garage is a hobbyist’s dream with in-floor heating and 40-amp service. Comfort is ensured year-round with air conditioning installed in 2024, a shingle replacement in 2017, and recent furnace upgrades that include a new flame sensor and gas valve and new DuradeK in 2025. This home offers the perfect blend of rustic charm, modern luxury, and functionality—truly a must-see. Book your private showing today!