



GRASSROOTS
REALTY GROUP

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252182 Range Road 280
Rural Rocky View County, Alberta

MLS # A2210219



\$4,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,223 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Multiple Driveways,		
Lot Size:	58.59 Acres		
Lot Feat:	Back Yard, Close to Clubhouse, Farm, Front Yard, Fruit Trees/Shrub(s), Gard		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 18-25-27-W4

Zoning: A-Gen

Utilities: -

Features: Bookcases, Breakfast Bar, Central Vacuum, Chandelier, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Animal Sheds, Storage Sheds

Nestled on over 58.59 acres of picturesque countryside, this exceptional property occupies one of the highest elevations in the area, offering remarkable privacy and breathtaking panoramic views. Ideally situated just 5 minutes from Delacour, 12 minutes from Chestermere, and only 17 minutes to Calgary, it strikes the perfect balance between peaceful rural living and convenient city access. The Chestermere Canal borders the rear of the property, adding both charm and utility to the landscape. Bordering a golf course and adjacent to the approved 315-acre Fairways Delacour development—which includes plans for 480 residential lots—this property also represents a prime investment opportunity. Whether you envision a private estate, a small business, or future subdivision and rezoning, the possibilities here are substantial. The gated entrance and professionally landscaped grounds lend the property a secluded, estate-like atmosphere. Key features include an oversized garage that doubles as a workshop, a 2,000+ sq ft animal shelter, and multiple outbuildings for storage and livestock. With ample open land, a strong well, and canal access, the property is ideally suited for gardens, pasture, or larger-scale agricultural uses. Its layout also supports future subdivision and development potential, given the proximity to infrastructure and neighboring projects. Inside, the home is filled with natural light and thoughtfully updated throughout. Hardwood floors flow through the main living areas, beginning with a warm and welcoming foyer that leads into a cozy family room framed by large front-facing windows. The adjacent dining area offers scenic views, while the kitchen blends classic oak cabinetry with modern stainless steel appliances, including a gas range, built-in oven, and double-door refrigerator. A bright breakfast nook opens to multiple decks, and a

large living room with gas fireplace and expansive windows provides an ideal space for relaxing or entertaining. Upstairs, the luxurious 363 sq ft primary suite features dual closets, a gas fireplace, a lavish five-piece ensuite, and abundant windows that showcase surrounding views. Two additional bedrooms, two full bathrooms, and a spacious bonus room complete the upper level. The finished basement offers even more functionality, with a large recreation room, an additional bedroom, office space, and generous storage options. This is more than a property—it's a lifestyle. Whether you're looking to establish a business, embrace country living, or invest in long-term development, this versatile acreage delivers unmatched potential and charm. Book your private tour today to fully experience the space, serenity, and opportunity this unique offering provides.