

**233057 Range Road 282  
Rural Rocky View County, Alberta**

**MLS # A2247734**



**\$4,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,111 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	80.11 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Hot Tub, Built-in Vac system & attachments, Fire pit, Wood kids playground, 2 garage door remotes

Welcome to 233057 Range Road 282, Rocky View County &ndash; a rare opportunity combining income potential, equestrian facilities, and prime investment value in one exceptional package. The main attraction of this property is its land value and strategic location, ideally positioned to benefit from the industrial growth expanding outward from Calgary. As development moves in this direction, the future potential of this property becomes even more significant. Currently, the land produces a single annual cut of alfalfa/Timothy hay, generating approximately \$8,500 net profit after expenses. The impressive 80' x 40' heated ICF barn features five horse stalls, a heated tack room, a washroom, and multiple entry points for both horses and equipment. Outdoor amenities include a riding arena and six paddocks, one with an automatic watering system. The home is an expansive 3,100 sq. ft. bungalow with an additional over 2,800 sq. ft. walkout basement, offering six bedrooms and four bathrooms in total. The main floor boasts an open-concept design with soaring ceilings, large windows that fill the space with natural light, and a smooth flow between the living, dining, and kitchen areas. Built-in features and high-quality finishes add sophistication, while the gas fireplace in the living room creates a warm and inviting atmosphere. The lower level is equally impressive, featuring a wood-burning fireplace, large recreation spaces, and walkout access to the outdoors. The primary suite is designed for relaxation, with direct access to an indoor hot tub area and a nearby 3-piece bathroom for convenience. Additional highlights include a heated garage, three septic fields, and a reliable 6 GPM well. Outside, you'll find beautifully landscaped grounds complete with a serene pond nestled beside a charming fire pit area, creating a perfect setting for evening

gatherings or quiet moments by the water. Whether you're looking for a working acreage, a future development play, or both, this property offers unmatched versatility and long-term value in one of Rocky View County's most promising growth corridors.