

**270168 Range Road 283
Rural Rocky View County, Alberta**

MLS # A2271293



\$3,199,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,549 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	155.01 Acres		
Lot Feat:	Farm, Garden, Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	See Remarks, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-27-28-W4
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this prairie homestead, set beneath the wide-open Alberta sky. This property offers more than a desirable location and impressive views—it reflects thoughtful development, practical design, and quality construction throughout. A gated entrance and solid, tree-lined driveway lead to a private homestead consisting of a 10-acre building site, 5 acres of pasture, and approximately 140 acres of hay land. At the building site, you’ll find two move-in-ready homes, each with its own yard —an excellent layout for multi-generational living, rental or long-term guests. The main residence is a well-maintained 1,549 sq ft bungalow featuring three bedrooms, a fully developed walkout basement, and a detached oversized double garage. The second home is a renovated 1930s two-storey house offering 1,160 sq ft, a covered veranda, two upper-level bedrooms, 1.5 bathrooms, and its own double garage. Additional improvements on the property include a high-end shop with a graveled equipment yard, an additional equipment shed or barn, ample garden space, a greenhouse, and a corral with animal shelter and waterer, with pasture located conveniently nearby. The property also offers several recreational features: a golf driving range, a horseshoe pit, and a small cabin set beside two spring-fed ponds. One pond is stocked with trout, while the second is designed for recreation, featuring a small beach area, dock, and zip line. An RV plug-in is available for additional guests. With reliable water sources, the site is well-equipped for both residential and agricultural uses. The 140 acres of hay land, currently managed by the owner, provide flexibility for the next buyer—whether you wish to farm the land or lease it to local producers. This property is well-suited for horse owners, small business operators needing space for equipment, or

anyone seeking a peaceful country lifestyle with room to grow. Situated in Rocky View County, Alberta, it offers convenient access to the amenities of both the cities of Airdrie and Calgary, only a short drive away. A detailed Feature Sheet and additional photos are available upon request. If this property aligns with your search, we invite you to schedule a viewing.