

# \$930,000 - 272032 Range Road 282a, Rural Rocky View County

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MLS® #A2231553

**\$930,000**

4 Bedroom, 3.00 Bathroom, 1,363 sqft  
Residential on 4.01 Acres

NONE, Rural Rocky View County, Alberta

Dreaming of wide-open spaces, fresh country air, and room to roam? Look no further! Welcome to this immaculately maintained 4-bedroom, 3-bathroom bungalow nestled on 4 picturesque acres, just a quick 8-minute drive from Airdrie. This charming home offers the perfect balance of peaceful rural living and city convenience, with major updates already done for you. This home has been lovingly cared for with numerous recent upgrades, ensuring peace of mind and incredible value. Improvements include new luxury vinyl plank flooring, a high-efficiency furnace, hot water tank, pressure tank, roof, siding, and a beautifully rebuilt southwest-facing deck with brand-new patio doors. Even the septic system has been refurbished at a cost of \$15,000, adding to the move-in readiness of this exceptional property. Step inside and be welcomed by a warm, open-concept layout that's perfect for everyday living and entertaining. The functional kitchen flows seamlessly into the dining and living areas, offering a wonderful sense of space and light. Step outside to the sun-soaked southwest-facing deck—an ideal spot to enjoy your morning coffee or take in Alberta's stunning sunsets. The primary retreat is spacious and features its own private ensuite. Also on the main floor, you'll find a second bedroom, another full bathroom, and a versatile den, ideal for a home office,



nursery, or reading nook. Downstairs, the fully finished basement offers two generously sized bedrooms, a full bathroom, and a large living/recreation areaâ€”plenty of space for guests, teens, or multi-generational living. Outside, the possibilities are endless. Thereâ€™s ample room for your hobbies, toys, animals, or future dreams, plus an outbuilding that provides excellent storage or workshop space. Donâ€™t miss this rare turnkey acreage so close to the city. Enjoy privacy, serenity, and comfortâ€”all for just \$930,000.

Built in 1960

### Essential Information

MLS® #	A2231553
Price	\$930,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,363
Acres	4.01
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	272032 Range Road 282a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 2Y4

### Amenities

Parking	Double Garage Attached, Garage Faces Front
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# of Garages 2

### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Water Conditioner  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit  
Lot Description Landscaped, Level, Rolling Slope, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 17th, 2025  
Days on Market 12  
Zoning R-RUR

### Listing Details

Listing Office Real Broker

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