

\$3,500,000 - 274133 Range Rd. 252, Rural Rocky View County

MLS® #A2255334

\$3,500,000

5 Bedroom, 4.00 Bathroom, 2,268 sqft
Agri-Business on 203.12 Acres

NONE, Rural Rocky View County, Alberta

A River Runs Through this 203-acre SHOW PLACE farm in the Beiseker area, 38 minutes from Airdrie or Cross iron Mall. The land is ORGANIC (not certified) as no chemicals have been used for over 30 years. There are basically two sites. The Farm Site is supported by its own 15 GPM well, has its own Electrical Transformer, corrals with Cattle handling chutes, two waterers, a 24' x 48' metal clad Cow/Hay shelter, small Barn with Maternity Pen and a Pump House. Privacy provided by a Command Security Gate.

Down the long tree lined lane towards the River is the PRINCIPAL RESIDENCE, which is a scenic gem, landscaped with extensive lawns and TREES, overlooking the Rosebud River westward to the Rockies (yes, you can see them on a clear day) To the south the Rosebud meanders diagonally throughout the quarter (no parcel out). The main floor of the beautifully upgraded 2,268 sq. ft. WALKOUT BUNGALOW with wraparound deck features a large country kitchen and a sunny kitchen nook with access to the deck and charming, landscaped PATIO. A warm and inviting OPEN BEAM living room featuring large view windows and a feature wood stove



adjoin a formal dining room.

The primary ensuite is upgraded, as is the main bath. Two additional bedrooms and the laundry complete the main floor. An attached oversized two car garage is accessed from the laundry via a huge mudroom. The large, finished basement living room area features large view windows. The ambiance is enhanced by a natural rock wall and second wood burning stove. Two additional bedrooms, a four-piece bath, ample storage room and a large games room with access to the covered patio completes the lower level. The NEW WELL at 10 GPM and natural gas GENERAC GENERATOR give security to the Residence and outbuildings. A large GARDEN, pens for dogs, chickens and goats. There is a spacious Workshop and the 36' x 48' metal FARM EQUIPMENT STORAGE BUILDING with 20' x 14' door and man door, featuring a pony wall and roof trusses at 2' spacing. Behind the hedge is a round pen, an outdoor riding arena and one of the two waterers. There's more, but let's end with the fact water irrigation rights can be applied for at the Western Irrigation District in Strathmore.

Built in 1984

Essential Information

MLS® #	A2255334
Price	\$3,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,268

Acres	203.12
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	274133 Range Rd. 252
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Utilities	Electricity Paid For, Natural Gas Connected, Heating Paid For, Underground Utilities
Parking	Additional Parking, Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Gas Water Heater, Induction Cooktop, Microwave, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard
Lot Description	Farm, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Pasture, Private, See Remarks
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	10
Zoning	Ag-Gen

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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