

# \$1,100,000 - 285163 Range Road 290, Rural Rocky View County

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MLS® #A2238672

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,886 sqft  
Residential on 6.72 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained farmstead acreage offering the perfect blend of country charm and modern comfort. Nestled on a sprawling 6.72-acre lot, this 1,885.67 sq ft residential home provides peaceful, private living just minutes from city conveniences.

Step inside to discover a spacious main floor featuring a cozy living room, dining area, and a well-appointed kitchen—perfect for family gatherings. A main floor bedroom and 3-piece bathroom add convenience and flexibility for guests or single-level living.

Upstairs, you'll find a 4-piece bathroom and two well-sized bedrooms, including a primary suite with a walk-in closet. A smaller bonus room upstairs offers a great space for a kids'™ study area, reading nook, or games room.

The fully developed basement features a 3-piece bathroom, a large recreation room, and two generous rooms ideal for home offices, flex rooms, or personal hobbies—one of which is currently set up as a gym.

Outside, enjoy the peaceful setting from your private deck, surrounded by mature trees. The landscaped yard includes a large grassed area, ample RV and vehicle parking, and a garage to store your equipment or vehicles.



This property is perfect for those seeking space, privacy, and the beauty of rural living. Don't miss this rare opportunity to own a slice of country paradise!

Built in 1995

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2238672                         |
| Price          | \$1,100,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,886                            |
| Acres          | 6.72                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 285163 Range Road 290   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0M0S0                  |

### Amenities

|              |                                            |
|--------------|--------------------------------------------|
| Parking      | Off Street, Parking Pad, RV Access/Parking |
| # of Garages | 2                                          |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Soaking Tub, Natural Woodwork |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer             |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Treed |
| Roof              | Cedar Shake                                                                                  |
| Construction      | Stucco, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 21              |
| Zoning         | Farmstead       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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