

# \$1,599,900 - 274165 Range Road 22, Rural Rocky View County

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MLS® #A2223615

**\$1,599,900**

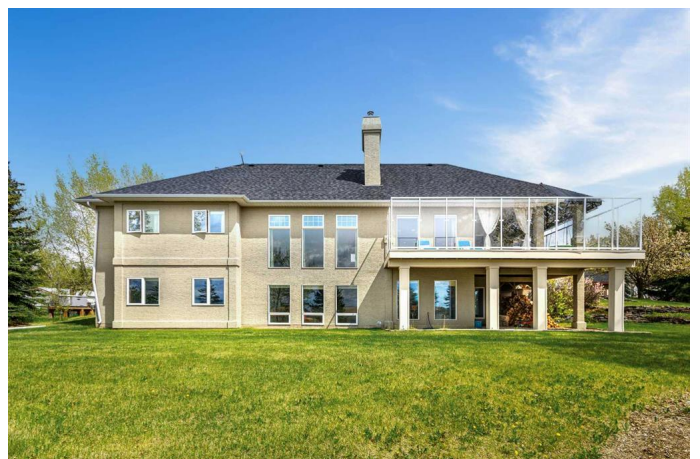
5 Bedroom, 5.00 Bathroom, 2,225 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

Discover this exceptional opportunity to own 20 private acres with a fully finished walkout bungalow just minutes from Calgary. With over 4,230 sq ft of developed living space, this home offers 5 bedrooms, 3 full bathrooms, and 2 half bathrooms, making it ideal for large families or multi-generational living.

Step inside to an inviting open-concept main floor featuring 14-foot vaulted ceilings, rich hardwood floors, and expansive west-facing windows that flood the home with natural light. A double-sided stone fireplace connects the main living and dining areas, creating a warm and welcoming atmosphere. Skylights above allow for stargazing from the comfort of your living room – at night, you can lie back and count the stars from the soaring ceiling through the skylight windows.

The main level spans 2,225 sq ft, offering spacious bedrooms, a well-appointed kitchen, and access to large, covered deck which takes in views of the valley. The walkout basement adds an additional 2,005 sq ft of finished space and features a cozy family room with a wood-burning stove, a wet bar for entertaining, and a cold storage room that maintains a steady 4°C year-round – ideal for wine, preserves, or specialty goods. It's the perfect space to enjoy



family moments with wine, fire, and entertainment during Alberta’s beautiful winters.

Outside, the west-facing backyard captures breathtaking sunsets and offers a low-maintenance gravel fire pit area conveniently located next to the house—perfect for gathering with friends on cool evenings. This acreage is fenced and cross fenced and includes a secure dog run with insulated doghouse. There is also a large gravel pad with Seacan that has ample room to park your boat, RV, and other toys. The paved driveway is long and winding and includes a parking pad that can easily park 6 vehicles. A creek winds through the valley and at the western edge of the property, you'll find a unique grouping of massive glacial rocks—an ideal summer camping spot to enjoy pit fires and star-filled skies.

Located in a quiet, private neighbourhood, this estate offers the serenity of country living with unbeatable proximity to city amenities. Plus, with Calgary’s future development expansion approaching the area, this lot holds significant long-term value and investment potential. Currently, the zoning allows for a second home to be built on the land as per Rockyview County’s size guidelines.

Built in 1993

**Essential Information**

MLS® #	A2223615
Price	\$1,599,900
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,225
Acres	20.00
Year Built	1993

Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	274165 Range Road 22
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 4N9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	12
Parking	Double Garage Attached, Driveway, Parkade, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Bookcases, Crown Molding, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Mantle, Basement, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard, Storage, Dog Run, Fire Pit, Garden
Lot Description	Low Maintenance Landscape, Rectangular Lot, Garden, Private, Seasonal Water
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	A-SML p8.1

**Listing Details**

Listing Office	Homecare Realty Ltd.
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