

\$1,600,000 - 274062 Range Road 12, Rural Rocky View County

MLS® #A2243035

\$1,600,000

3 Bedroom, 3.00 Bathroom, 1,235 sqft
Residential on 18.29 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained 18.29-acre property offering stunning countryside views and exceptional versatility â€” perfect for a contractor, hobbyist, or car enthusiast. Inside and out, this home shows 10/10 and is truly move-in ready. The Massive 50' x 60' 2 bay Heated Shop is ideal for serious work or storage, it features 16' ceilings, 12' x 14' overhead doors, 2x6 construction, a lunch room, washroom, tool and storage rooms, 220V power, extensive outlets, workbenches, and includes a Devilbiss 7000 lb compressor and 2-post hoist. The Additional 26' x 30' Heated Hobby Shop comes complete with water to it, a great versatile building perfect as a workshop, studio, or the ultimate man cave. An oversized 20' X 28' double garage, horse barn with tack room, chicken coop, and two sea cans offer even more utility and storage. The fully fenced pasture is ready for horses or other animals, making this an ideal small-scale farm or homestead setup. The beautifully upgraded and fully developed walk-out bungalow features an open-concept living area with a stylishly refurbished kitchen, a spacious primary suite with walk-in closet and full ensuite, plus a second bedroom and full bath. The bright walk-out basement features a cozy family room with gas fireplace, third bedroom, half bath, laundry, and a large flex/mud room, which has many possibilities for use, including



a home office space. A large THREE SEASON room overlooks the private rear yard. In the last 4 years a full kitchen renovation, updated flooring, lighting, and electrical., ,and a host of other upgrades have been completed, Previously, upgrades include a new furnace (2020), water softener (2018), triple-pane windows, upgraded siding with added insulation, soffits, and eavestroughs. This amazing property blends country living with modern convenience " only minutes from Airdrie, and an easy commute to Calgary. Whether you're looking for a peaceful retreat, a place to run your business, or a fully equipped hobby acreage, this one has it all. If 18 acres is more than you have use for, with the property being so close to Airdrie, subdivision possibilities would be something worth exploring as well ! Don't miss out " book your private showing today!

Built in 1971

Essential Information

MLS® #	A2243035
Price	\$1,600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	18.29
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	274062 Range Road 12
Subdivision	NONE

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 4M2

Amenities

Parking	Double Garage Detached, Parking Pad, Quad or More Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage, Awning(s), Rain Barrel/Cistern(s)
Lot Description	Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Pasture, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	21
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.