

# \$7,000,000 - 274161 Range Road 13, Rural Rocky View County

MLS® #A2202860

**\$7,000,000**

6 Bedroom, 4.00 Bathroom, 3,251 sqft  
Residential on 55.00 Acres

NONE, Rural Rocky View County, Alberta

55 acres on the edge of Airdrie , Great for investors ,with incredible views! Great family operation, with raised 6 bedroom bungalow with walk-out and oversize double attached garage. 40x60 shop/barn with power. (exclude all steel shelving units). Property is well setup for horses and raising kids and dogs. Large fenced turn out for dogs. The home is upgraded and has a Main floor kitchen as well. there is a makeup air unit under front deck for heat and A/C! Come have a look!

Built in 2003

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2202860                         |
| Price          | \$7,000,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,251                            |
| Acres          | 55.00                            |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 274161 Range Road 13    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B2A3                  |

### Amenities

|              |                                                        |
|--------------|--------------------------------------------------------|
| Utilities    | Electricity Paid For, Heating Paid For, Water Paid For |
| Parking      | Double Garage Attached                                 |
| # of Garages | 2                                                      |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Storage                                       |
| Appliances        | Dishwasher, Range, Refrigerator, Washer/Dryer |
| Heating           | Central                                       |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Fireplaces        | None                                          |
| Basement          | None                                          |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Dog Run, Lighting, Other                   |
| Lot Description   | Front Yard, No Neighbours Behind, Open Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding                        |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 156              |
| Zoning         | RF2              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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