

# \$1,600,000 - 215012 Range Road 254, Mossleigh

MLS® #A2260249

**\$1,600,000**

4 Bedroom, 3.00 Bathroom, 1,913 sqft

Residential on 27.82 Acres

NONE, Mossleigh, Alberta

Bring your business and your family to this one-of-a-kind property that blends rugged utility with rustic comfort.

Perched high on a hilltop with 360-degree views, this 27.82-acre native pasture property (plus 6 acres of leased land along the river) offers unmatched sunsets, mountain vistas, and a front-row seat to the Bow River valley. Just 40 minutes from Calgary, it's the perfect balance of rural seclusion and easy access to the city.

At the heart of the acreage sits a solid custom-built log home—warm, inviting, and uniquely designed.

Over 1,800 sq. ft. of living space

4+1 bedrooms, 3 bathrooms. Fully Developed Basement.

Sun-drenched open-concept living areas with natural wood finishes.

Striking live-edge island kitchen for family and entertaining

Wood-burning stove for cozy evenings

Master loft retreat with his-and-hers walk-in closets, spa-like ensuite (steam shower, double vanities), private balcony, and two-person hot tub under the stars.

The SHOP for mechanics, truckers, and serious operators, the 5,100 sq. ft. shop is second to none.

Radiant heat & floor drainage

Three overhead cranes (1 — 3-ton, 2 — 1-ton)

Car & truck hoists

16x12 walk-in cooler. Warm Storage.



On-site bathroom & laundry. Mezzanine Man Cave.

3,500-gallon diesel storage tank. Double Decker Storage Can.

1,900 sq. ft. man-cave/office space

Illegal suite for staff housing or rental income

Lifestyle Extras.

Ideal for horse lovers with open pasture. Clay

Based Area for future riding arena

Space for trucks, equipment, or large-scale operations

A true blend of work and lifestyle

Why It's Special?. This property is more than just land and buildings—it's a rare opportunity to live, work, and play without compromise. Whether you're growing a business, raising a family, or simply looking for wide-open space with top-end amenities, this acreage is in a league of its own.

Will not be replaced at this Price! Won't Last Long!

Don't miss your chance. Book your private tour today and experience the "Top of the World" lifestyle for yourself. Enjoy the Wildlife. Nature's Home.

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260249    |
| Price          | \$1,600,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,913       |
| Acres          | 27.82       |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                           |
|--------|-------------------------------------------|
| Style  | Acreage with Residence, 1 and Half Storey |
| Status | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 215012 Range Road 254 |
| Subdivision | NONE                  |
| City        | Mossleigh             |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0J 0M0               |

### Amenities

|         |                                                                                                                    |
|---------|--------------------------------------------------------------------------------------------------------------------|
| Parking | 220 Volt Wiring, Off Street, Oversized, Parking Lot, RV Access/Parking, Quad or More Detached, See Remarks, Tandem |
|---------|--------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                               |
| Fireplaces        | Wood Burning, Great Room                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Finished, Full, Suite                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Storage, Dog Run                                                                                             |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Farm, Few Trees, Creek/River/Stream/Pond, Environmental Reserve |
| Roof              | Metal                                                                                                                 |
| Construction      | Log                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |

Zoning

Rural General

**Listing Details**

Listing Office

RE/MAX Landan Real Estate

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