

# \$1,149,000 - 265015 Range Road 14, Rural Rocky View County

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MLS® #A2213515

**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,603 sqft  
Residential on 4.99 Acres

NONE, Rural Rocky View County, Alberta

**\*OPEN HOUSE SUNDAY APRIL 27th, 2-4PM\***

Dreaming of wide open spaces & peaceful country living? Just mins from Airdrie & close to Calgary as well, this gorgeous 5-acre retreat offers the perfect escape from the hustle & bustle—without giving up the convenience & comforts of the city. Tucked away on a mature treed lot, this charming bungalow is surrounded by nature & bursting with potential. Step inside to a spacious front entry that leads into a bright living room with large front-facing windows. The dining area is off to the side, flowing into a beautifully updated kitchen featuring a full wall of cabinetry & sleek stainless steel appliances. You™ find an inviting family room with a gas fireplace to relax in & a patio door opening to a huge west-facing deck—ideal for evening sunsets & summer BBQ's. Down the hall are 2 bedrooms, including the primary suite—a true retreat with a sitting area & a walk-in closet featuring built-in organizers + a full updated bathroom with heated flooring. A few steps down from the main level is the functional mudroom, the 2nd full bathroom, & direct access to the garage. Head downstairs to discover even more space: 2 more bedrooms, a large family room with 2nd gas fireplace, rec area, a wet bar, laundry room with sink, & plenty of storage. With 4 bedrooms & 3 full bathrooms, there™s room for the whole family. Outside, the possibilities are endless.



Whether you're dreaming of a hobby farm, space for your 4-legged friends, or just a little more room to breathe—you'll love the double oversized heated attached garage (34x27), detached double garage (26x24), heated & insulated Quonset (57x38), barn (46x29), tack room (15x8) & garden shed (17x16) ready to support your acreage lifestyle. Recent updates include central air, R/O system, furnace, water tank, septic tank & newer upgraded shingles, This is more than a home—it's a lifestyle. Come explore the beauty, the quiet & the endless potential that this special property has to offer. Click on video and 3D walkthrough.

Built in 1972

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2213515                         |
| Price          | \$1,149,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,603                            |
| Acres          | 4.99                             |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 265015 Range Road 14    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 4S9                 |

**Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Double Garage Detached |
| # of Garages | 10                                             |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Built-In Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Garden, Treed                  |
| Roof              | Asphalt Shingle                |
| Construction      | Stone, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 4                |
| Zoning         | R-RUR            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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