

# \$1,195,000 - 264169 Range Road 273, Kathryn

MLS® #A2230690

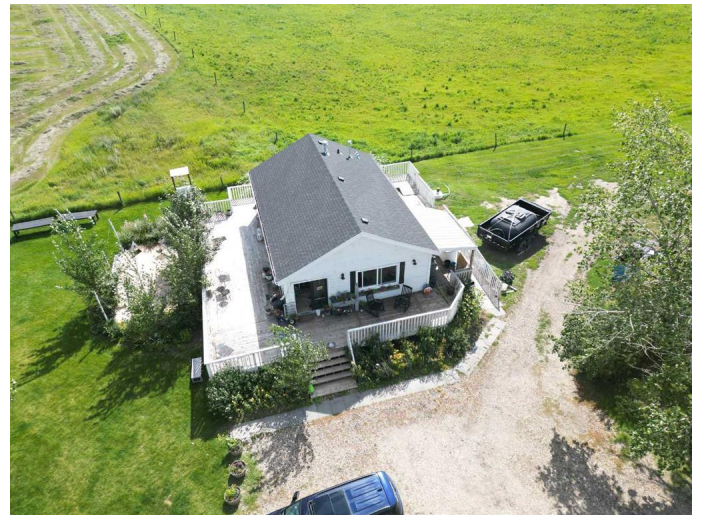
**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 2,239 sqft

Residential on 8.48 Acres

NONE, Kathryn, Alberta

Experience Serene Country Living Just 10 Minutes from Crossiron Mills. Welcome to this stunning 8.5-acre oasis, perfectly nestled among mature trees with breathtaking views and a tranquil creek running along the eastern side. If you're looking for the perfect blend of peaceful rural charm and modern luxury, this property is it! The 2,300 sq. ft. bungalow was fully rebuilt from the ground up in 2012 on its original 1980 foundation, offering a modern, open-concept design with high-end finishes. Step inside to a spacious foyer leading into a sunlit living area with **\*\*large windows\*\*** that flood the space with natural light. **\*\*Main Features:\*\*** **\*\*3 spacious bedrooms\*\***, including a luxurious master suite with a 5-piece ensuite and an enormous walk-in closet Main-floor laundry for convenience An 800 sq. ft. east-facing and 340 west facing deck "perfect for morning coffee or entertaining guests Fully finished basement featuring 2 additional bedrooms, a full bathroom, a wet bar, and a large family room for gatherings Oversized detached double garage for vehicles, tools, and storage Fully Permitted Commercial Kitchen This property comes with a separate 854 sq. ft. commercial kitchen that is fully permitted by Rocky View County. Currently, it is successfully hosting weddings, parties, bridal showers, and private events, generating strong income (business not for sale, but new owners can use the space as they wish). Large deck surrounding the kitchen Small dining area that



accommodates up to 20 guests Two separate restrooms for convenience Perfect for Hobby Farmers & Livestock Owner Whether you're dreaming of a hobby farm or a peaceful equestrian retreat, this property offers ample space for livestock. It has been previously set up with pails and electric water heaters, with plenty of room to install additional heating for horses. This property comes with a 12' x 24' cottage featuring a washroom and power connection. While not currently insulated for winter, it can easily be converted into a cozy guest house, home office, or even a winter-friendly retreat with electric wall heaters. Alternatively, it can be used as a garden house to start your own indoor planting space. This property comes with a 12' x 24' cottage featuring a washroom and power connection. While not currently insulated for winter, it can easily be converted into a cozy guest house, home office, or even a winter-friendly retreat with electric wall heaters. Alternatively, it can be used as a garden house to start your own indoor planting space. Prime Location & Convenience Only 15 minutes to Crossiron Mills & Balzac Kathryn School is just 2 miles away Quick access to \*\*Calgary, Airdrie, and Highway 2 This property is truly one of a kindâ€”offering a mix of residential luxury, income potential, and rural tranquility. Don't miss out on this rare opportunity!

Built in 1980

### **Essential Information**

MLS® #	A2230690
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,239
Acres	8.48

Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	264169 Range Road 273
Subdivision	NONE
City	Kathyrn
County	Rocky View County
Province	Alberta
Postal Code	T0M 1E0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Fire Pit, Garden
Lot Description	Garden, Lawn, Creek/River/Stream/Pond, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	94

Zoning

Farmstead

Listing Details

Listing Office

RE/MAX First

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