\$6,500,000 - 234214 Range Road 284, Rural Rocky View County

MLS® #A2227523

\$6,500,000

4 Bedroom, 7.00 Bathroom, 5,746 sqft Residential on 16.90 Acres

NONE, Rural Rocky View County, Alberta

For the 1st time ever, one of Southern Alberta's most extraordinary and exclusive private estates is being offered for sale! Only 20 mins to downtown Calgary! Set on just under 17 acres of meticulously curated park-like land, this property is unlike anything else on the market. A true legacy estate, the grounds have been developed over decades with vision and careâ€"featuring an incredible collection of unique and rare trees, most of which were hand-planted by one of Alberta's most renowned Horticulturalists. The result is a living landscape of botanical beauty with peaceful walking paths, two serene ponds, fruit orchards, vegetable gardens, berry bushes, and a picturesque front yard complete with a fountain.

This property offers not only beauty but also sustainability, with full Western Irrigation Canal water rights that irrigate the entire property. The canal runs along the East side of the property and has bike paths that extend to Calgary and Chestermere!

At the heart of the property is a custom-built, 2 story brick residence with over 7,130 square feet of total living space. Designed with both refined elegance and everyday comfort in mind, the home features 4 spacious bedrooms and 7 bathrooms. The primary suite is conveniently located on the main floor and includes a large walk-in closet and spa-inspired ensuite. The grand foyer







exquisite floor-to-ceiling coral stonework. A spectacular solarium with indoor pool & jacuzzi with heated floors and its own change room offer resort-style relaxation year-round. The custom kitchen is a chef's dream with granite counters, built-in Bosch and Thermador appliances, and extensive cabinetry. You'II also find a formal dining room, an inviting breakfast nook, and both a living room and family roomâ€"each designed to capture the serene garden views through oversized picture windows. Natural wood accents, a traditional fireplace in the family room, and a wood-burning stove in the living room lend timeless character throughout the home.

welcomes you with soaring ceilings and

Upstairs, 3 additional bedrooms offer privacy and comfort, each with their own large walk-in closets and easy access to beautifully appointed bathrooms. The lower level features a sprawling recreation and games room with a pool table, a quiet office or den, a flexible-use space, and a stunning wine cellar, along with a full three-piece bathroom.

Outdoor living is just as impressive with a huge rear patio, a fully equipped outdoor kitchen with new BBQ, a year-round sunroom, and multiple seating areas throughout the grounds. The home also boasts a heated, 220V quad-attached garage and an additional detached single garage, plus ample parking for guests, RVs, or future development. Every inch of this home and property reflects custom craftsmanship, thoughtful planning, and premium upgrades and updates!
This estate is a rare opportunity to own a secluded, storybook property that offers both luxury living and a deep connection to nature, Southern Alberta's hidden gem!

Built in 1980

Essential Information

MLS® # A2227523 Price \$6,500,000

Bedrooms 4

Bathrooms 7.00

Full Baths 3

Half Baths 4

Square Footage 5,746 Acres 16.90

Year Built 1980

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 234214 Range Road 284

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1X 0K3

Amenities

Parking Driveway, Garage Door Opener, 220 Volt Wiring, Additional Parking,

Electric Gate, Gated, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Interlocking Driveway, Oversized, Quad or More

Attached, Single Garage Detached

of Garages 5

Is Waterfront Yes

Waterfront Canal Access, Canal Front

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Beamed Ceilings, Bookcases, Chandelier, Closet Organizers, French Door, Granite Counters, Storage,

Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Range Hood, Built-In Electric Range, Built-In

Refrigerator, Oven-Built-In, Built-In Oven, Freezer, Garage Control(s), Humidifier, Satellite TV Dish, Warming Drawer, Washer/Dryer, Window

Coverings, Water Softener

Heating Fireplace(s), Forced Air, Natural Gas, Boiler, Combination, Wood Stove,

Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Great Room, Brick Facing, Decorative, Glass Doors, Mantle, Wood

Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Built-in Barbecue, Courtyard,

Garden, Misting System, Outdoor Grill, Outdoor Kitchen, Playground,

Private Entrance, Storage

Lot Description Back Lane, Landscaped, Lawn, Creek/River/Stream/Pond, Fruit

Trees/Shrub(s), Garden, Gazebo, Level, Many Trees, Orchard(s), Paved, Private, Underground Sprinklers, Views, Waterfront, Yard Lights

Roof Clay Tile

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 150

Zoning A-Gen

Listing Details

Listing Office RE/MAX Key

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