

255156 Range Road 25
Rural Rocky View County, Alberta

MLS # A2098067



\$3,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,238 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Heated Garage, Single Garage Detached, Triple Garage Attached, Workshop		
Lot Size:	19.40 Acres		
Lot Feat:	Many Trees, Meadow, On Golf Course, Private, See Remarks, Wetlands		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	32-25-2-W5
Exterior:	Cedar, Stone, Wood Frame	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Smart Home		

Inclusions: N/A

OPEN HOUSE - Saturday 5/18 1:00-3:00 & Sunday 5/19 @ 2:00-4:00. Stunning, like new, 5932 sq.ft McKinley Master Builder artisan quality home on a magnificent 20 acre parcel only a 2 minute drive on paved roads to the city limits. A rare opportunity in sought after Bearspaw with conditional subdivision approval for 4 lots including the 5.8-acre home site lot. Magnificent, diverse terrain with large ponds, trees and meadow providing idealic, secluded building sites. Note the significant 90' x 100' outbuilding with 2 x 50' sections, perfect for riding arenas, workshop, storage, manufacturing, or vehicle/RV storage. The luxurious estate home sits amongst mature trees above 2 large water features. Enjoy all the upscale finishings you expect, with custom millwork and built-ins, hand cut stone, Sub-Zero/Wolfe appliances, en suites in every bedroom, and smart home features. 5 bedrooms plus main floor office, upper-level loft, walkout basement and large functional mud rooms. Impressive, expansive country kitchen with ample storage and prep areas. Fantastic butler's pantry. Great room plan with large living/dining areas conveniently located to outdoor living areas. Loads of room for large family living and to entertain big groups comfortably. Massive 39 x 27 triple attached heated garage with adjacent 11' x 18' workshop c/w four laundry hook ups. Fully equipped bedroom level laundry room. Laundry hook up in basement as well. Additional 19' x 13' single detached garage and electronic front gate. Transferrable conditional subdivision plans and more details available on request. Three CPUs confirmed with Rocky View Water Co-Op Ltd. Imagine a peaceful country acreage lifestyle with all the amenities of the city nearby, with the bonus option of subdivision now or in the future to enhance your investment. Or sell 2 lots and

keep 10 amazing acres with house and outbuildings! [Click on the 3D tour for a drone video of the acreage site.](#)