



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**273167 Range Road 25**  
**Rural Rocky View County, Alberta**

**MLS # A2267283**



**\$2,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	157.89 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Gentle Sloping, Lands		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-27-19-W5
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Refrigerator, Wall oven(s), Stove top, Dishwasher, Pool table, Water filtration, Rain barrel, Security gate, Central vacuum & attachments, Reverse osmosis, Water softener, Workbenches and Shelving (in garage)

A once-in-a-lifetime opportunity on the iconic Jack Rabbit Trail! This extraordinary property offers a rare chance to own a piece of Alberta's ranching legacy, complete with breathtaking, unobstructed valley & mountain views, a charming, period ranch house full of character, and your own private indoor riding arena. The property is the perfect blend of privacy, potential and character. The home was purposely built high on a hill to take in the amazing views and now sits on a proposed 11 +/- acre parcel (subdivision in progress). The home is wrapped in mature, thoughtfully designed landscaping planted in 1979. A security gate with 14-mile paved driveway leads to a bungalow that captures the essence of country living. The 2,260 sq ft main floor (over 4,500 sq ft of total living space) is highlighted by beautiful stone exterior accents, vaulted ceilings, and generous proportions throughout. The home features 5 bedrooms and 3 full bathrooms, with a layout designed for both function & comfort. The kitchen is bright and spacious, featuring a large island, ample cabinetry & counter space. A large dining area & an expansive living room offers ideal space for gatherings. The center field stone fireplace adds warmth & rustic charm while the unique touches like The wagon-wheel staircase, solid woodwork, and original design elements bring a timeless, one-of-a-kind feel. Also on the main floor: an office, separate laundry room, & the primary bedroom with an updated ensuite, plus one additional bedroom. Downstairs, the fully developed lower level offers three more generous bedrooms, a large recreation room with a snooker table (included), another wood burning fireplace, and plenty of storage. The outdoor living is equally impressive, with both a southwest-facing deck & a welcoming east-facing front porch complete with pergola; ideal for relaxing

mornings or evening entertaining. For the hobbyist or car enthusiast, the heated and drywalled 4-car garage is fully equipped with built-in shelving and workbenches. The newly full fenced 11 ac. home site is mostly native grass pasture. The remainder of the land is also native pasture with excellent grass, trees, water & super perimeter fences. These beautiful rolling hills are home to a variety of wildlife & make for incredible riding & recreation - as does the steel-frame riding arena & barn complex built in 1985. Strong built structure offers a total of approx. 20,000 square feet of interior space, including a lean-to and 2,400 sq. ft. mezzanine/loft area. The main arena measures roughly 80' x 200', providing ample space for training, events, or year-round equestrian activities. The barn features in-floor heating. Whether you're looking to restore the home's original beauty, modernize it with a fresh vision, or create a custom estate that bridges past and present, this property offers unmatched potential, privacy, and views - all just minutes from Airdrie amenities, 45 minutes to downtown Calgary yet worlds away in peace and charm.