



780-978-7122
sukhu@grassrootsrealtygroup.ca

234214 Range Road 284
Rural Rocky View County, Alberta

MLS # A2227523



\$6,500,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 5,746 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 3 full / 4 half |
| Garage: | 220 Volt Wiring, Additional Parking, Driveway, Electric Gate, Garage Door Op | | |
| Lot Size: | 16.90 Acres | | |
| Lot Feat: | Back Lane, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gazebo, | | |

| | | | |
|-------------|---|------------|--|
| Heating: | Boiler, Combination, Fireplace(s), Forced Air, Natural Gas, Wood Stove, Zoned | Water: | Other, Well |
| Floors: | Carpet, Hardwood, Stone, Tile | Sewer: | Septic Field, Septic System, Septic Tank |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 28-23-28-W4 |
| Exterior: | Brick, Stucco | Zoning: | A-Gen |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: security system including all cameras, 2 generators, indoor pool accessories, pool table & accessories, all outdoor furniture, outdoor statues & benches, Gator-John Deer side by side, Kabota tractor & bucket, zero turn mower, ride on mower, 8x12 tandem trailer, various landscaping equipment and all tools in the fully stocked and equipped garages, pool furniture, all window coverings (blinds with remotes and window security shutters) New BBQ, all workbenches & toolboxes in garages, all outdoor solar lighting, satellite dish.

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 care—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 welcomes you with soaring ceilings and 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'll also find a formal dining room, an inviting breakfast nook, and both a living room and family room—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. 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!