

# \$2,350,000 - 272240 Grand Valley Road, Rural Rocky View County

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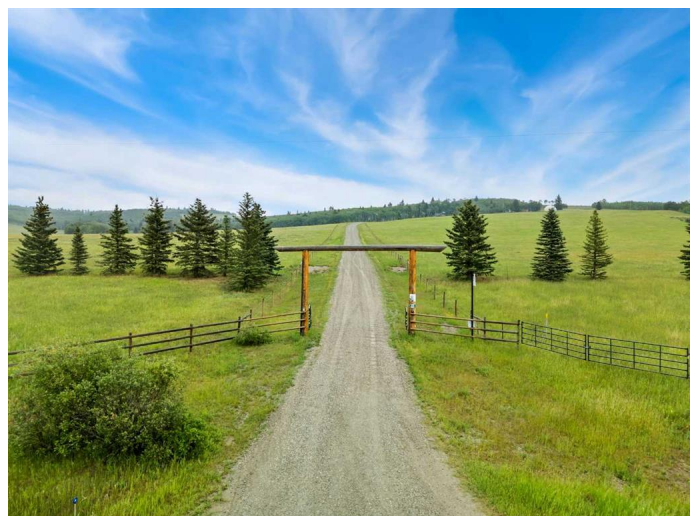
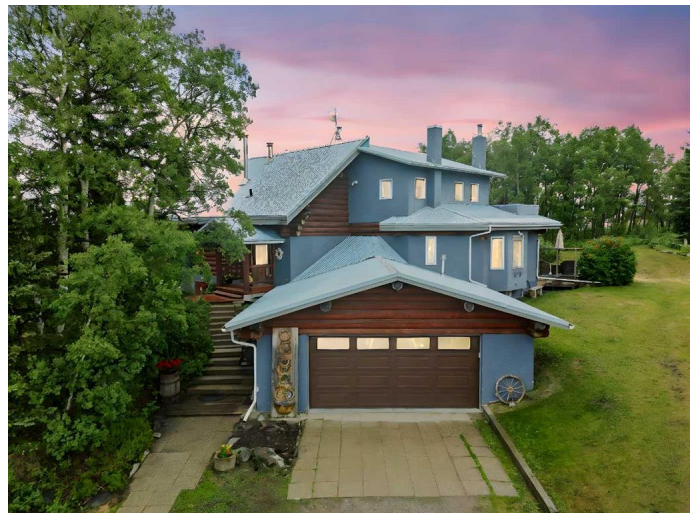
MLS® #A2241788

**\$2,350,000**

4 Bedroom, 4.00 Bathroom, 2,597 sqft  
Residential on 82.60 Acres

NONE, Rural Rocky View County, Alberta

This extraordinary 82+ acre property offers a rare blend of natural beauty, privacy and limitless potential. Perfectly situated with sweeping views of the iconic Wildcat Hills, this exceptional property is ideal for a private family haven, income-generating retreat, or hobby farm - the possibilities are endless. At the heart of the property is a warm and welcoming custom-built hybrid log and stucco ranch-style home. As you step into the foyer, you're immediately captivated by the hand-crafted log staircase and stunning fir log beams in the vaulted Great Room. The newly renovated kitchen is a chef's dream, featuring a professional-grade gas cooktop, double built-in ovens, and abundant prep space for entertaining or everyday living. The cozy primary suite offers a tranquil escape, complete with a private staircase leading to an upper-level office, finishing this upper level there is two custom family rooms - perfect for remote work, creative activity, or quiet relaxation. A beautifully designed 2nd primary bedroom retreat on the main floor offers spa-like comfort with a Japanese Tub and private deck. Every room in the home showcases breathtaking views of the surrounding landscape, while the U-shaped layout opens onto a serene courtyard - an ideal space to gather to unwind, and watch wildlife or children play. The lower level includes two spacious bedrooms, a full



bathroom and ample storage options, including cold storage rooms and a large space behind the garage -ideal for items such as skis, bikes, and other oversized equipment. Beyond the main home, the property features an impressive array of thoughtfully designed structures: A self-contained Log Guest Cottage with kitchen, living room, bedroom and bathroom complete with its own well and septic system. A High-end Heated Geodesic Dome with in-floor heating which is also extended to the surrounding concrete - ideal for yoga, events, glamping or studio space. There is also a Delightful Log Bunkhouse with solar power and a composting toilet, perfect for guests or an inspirational space for an artist or writer - Custom Greenhouse for year-round growing. - Chicken House or Storage Building - Small Barn ready for livestock or horses - Outdoor Riding Arena for equestrian enthusiasts. Bring your vision, your animals, and your dreams - this spectacular property invites you to create a life of beauty, purpose, and possibility. Contact your trusted REALTOR® today to arrange a private tour of this one-of-a-kind Life Style Country Escape!

Built in 1992

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241788    |
| Price          | \$2,350,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,597       |
| Acres          | 82.60       |
| Year Built     | 1992        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 272240 Grand Valley Road |
| Subdivision | NONE                     |
| City        | Rural Rocky View County  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 2X2                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 8                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s)                                                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Double Oven, Gas Cooktop |
| Heating           | Forced Air, Natural Gas, Wood Stove, Wood                                                              |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 3                                                                                                      |
| Fireplaces        | Wood Burning Stove                                                                                     |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Courtyard               |
| Lot Description   | Pasture, Treed, Views, Farm, Rolling Slope |
| Roof              | Metal                                      |
| Construction      | Log, Stucco                                |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 42              |

Zoning

RF-2

## **Listing Details**

Listing Office

MaxWell Capital Realty

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