

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

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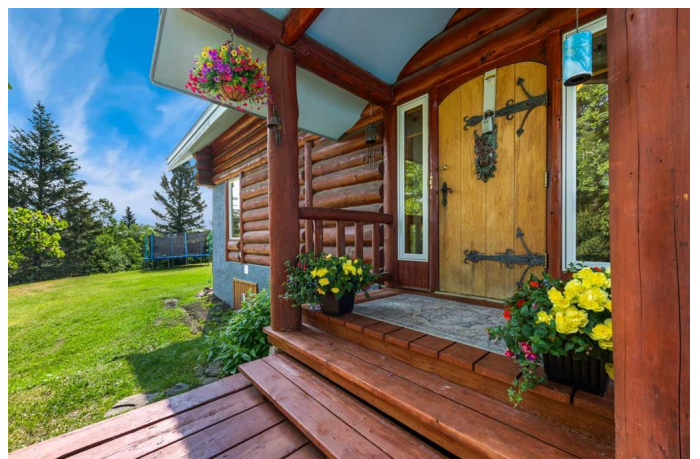
MLS® #A2233428

**\$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® #	A2233428
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, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	10

Zoning

RF-2

## **Listing Details**

Listing Office

MaxWell Capital Realty

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