

\$1,295,000 - 264169 Range Road 273, Kathryn

MLS® #A2194845

\$1,295,000

4 Bedroom, 3.00 Bathroom, 2,239 sqft

Residential on 8.48 Acres

NONE, Kathryn, Alberta

****Experience Serene Country Living Just 10 Minutes from CrossIron Mills!****

Welcome to this stunning ****8.5-acre oasis****, perfectly nestled among mature trees with breathtaking views and a tranquil ****creek running along the eastern side****. If you're looking for the ****perfect blend of peaceful rural charm and modern luxury****, this property is it! The ***2,300 sq. ft. bungalow*** was ****fully rebuilt from the ground up in 2012**** on its original 1980 foundation, offering a modern, open-concept design with high-end finishes. Step inside to a ****spacious foyer**** leading into a sunlit living area with ****large windows**** that flood the space with natural light.

****Main Features:****

****3 spacious bedrooms****, including a ****luxurious master suite**** with a ****5-piece ensuite**** and an ****enormous walk-in closet****
****Main-floor laundry**** for convenience

An 800 sq. ft. east-facing and 340 west facing deck – perfect for morning coffee or entertaining guests

Fully finished basement featuring ****2 additional bedrooms, a full bathroom, a wet bar, and a large family room**** for gatherings

****Oversized detached double garage**** for vehicles, tools, and storage

****Fully Permitted Commercial Kitchen****

This property comes with a ****separate 854 sq. ft. commercial kitchen**** that is fully permitted by ****Rocky View County****. Currently, it is ****successfully hosting weddings, parties, bridal**



showers, and private events**, generating
strong income (business not for sale, but
new owners can use the space as they wish).

Large deck surrounding the kitchen
Small dining area that accommodates **up to
20 guests**

Two separate restrooms for convenience
**Perfect for Hobby Farmers & Livestock
Owners**

Whether you're dreaming of a **hobby farm**
or a **peaceful equestrian retreat**, this
property offers ample space for livestock. It
has been **previously set up with pails and
electric water heaters**, with **plenty of room
to install additional heating for horses**.

This property comes with a 12' x 24' cottage
featuring a washroom and power connection.
While not currently insulated for winter, it can
easily be converted into a cozy guest house,
home office, or even a winter-friendly retreat
with electric wall heaters. Alternatively, it can
be used as a garden house to start your own
indoor planting space.

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Prime Location & Convenience

Only 15 minutes to CrossIron Mills & Balzac

*Kathryn School is just 2 miles away**

Quick access to **Calgary, Airdrie, and
Highway 2**

This property is **truly one of a
kind** offering a mix of **residential luxury,
income potential, and rural tranquility. Don't
miss out on this rare opportunity!**

Built in 1980

Essential Information

MLS® #	A2194845
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,239
Acres	8.48
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	264169 Range Road 273
Subdivision	NONE
City	Kathyrn
County	Rocky View County
Province	Alberta
Postal Code	T0M 1E0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard, Fire Pit, Private Entrance
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Lot Description	Garden, Creek/River/Stream/Pond, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Days on Market	75
Zoning	Farmstead

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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