

\$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*â€”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 | Acreage with Residence, Bungalow |
| 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, Fire Pit, Garden, Private Entrance, Private Yard |
|-------------------|---|

| | |
|-----------------|--|
| Lot Description | Creek/River/Stream/Pond, Garden, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 50 |
| Zoning | Farmstead |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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