

264169 Range Road 273
 Kathryn, Alberta

MLS # A2266846



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,239 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	8.48 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	Farmstead
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

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 Owner 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. 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. 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!