

243036 Range Road 34
Rural Rocky View County, Alberta

MLS # A2324988



\$3,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,098 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Triple Garage Attached		
Lot Size:	20.03 Acres		
Lot Feat:	Farm, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Electricity, Sewer Connected, Water Connected
Features:	No Smoking Home		

Inclusions: NA

Set atop a crown in coveted Springbank, this 20-acre trophy equestrian estate captures the best of Alberta foothills living: mountain views, rolling countryside, privacy, mature landscaping, exceptional horse infrastructure, and long-term land value in one of the Calgary region's most desirable rural residential markets. Set behind a gated front driveway on Range Road 34, the walk-out bungalow is positioned to take full advantage of the land, views, and surrounding natural beauty. From nearly every window, the home looks toward pastures, paddocks, mature trees, and the Rocky Mountains beyond. The setting feels peaceful and private, while remaining close to Calgary, schools, services, Bragg Creek, Kananaskis, Canmore, and Banff. The residence offers 2,098 sq. ft. above grade plus 1,875 sq. ft. in the lower level, for approximately 3,974 sq. ft. of developed living space. The main floor includes a generous kitchen, dining area, breakfast nook, living room, laundry, mud room, two bedrooms, and two bathrooms. The primary bedroom includes a spacious ensuite with soaker tub and shower. A brick wood-burning fireplace anchors the main living area, while the kitchen overlooks the fields and pastures. Outdoor living includes a BBQ area, brick pizza oven, protected seating, and an upper deck designed for quiet evenings and western sunsets. The lower walk-out level adds two bedrooms, a 4-piece bathroom, office, recreation room, storage, covered patio, hot tub, and direct yard access. An attached three-car garage provides storage and parking. For the serious equestrian buyer, the property is exceptionally well laid out. The land is perimeter fenced and cross-fenced into multiple pastures and paddocks, with water available in each paddock for rotational grazing or separation of horses and livestock. Animal shelters and electric waterers support efficient

year-round use. The heated barn measures approximately 54'7" x 42'3" and includes four box stalls, a tack room with storage, sink, bathroom, and fridge. The stalls open to a separate paddock, while the alleyway allows horses or stock to move efficiently between paddocks. The barn features a concrete floor, metal roof and siding cladding, and a sliding barn door. Additional infrastructure includes a hay shed and shavings shed. The indoor riding arena measures approximately 80' x 180' and features dirt floor, wooden kick boards, 'overhead doors, and man doors at each end. East of the arena is outdoor arena space for riding, training, turnout, and future use. The property is serviced by a drilled well and supports residential and agricultural use. The 20-acre size and Springbank location may offer future subdivision or redevelopment potential, subject to County approvals, servicing, and land-use regulations. With its elevated setting, secured entrance, residence, riding amenities, fenced pastures, mature landscaping, mountain views, and future upside, this estate represents a rare rural luxury opportunity west of Calgary.