

# \$675,000 - 291131 Range Road 13, Rural Rocky View County

---

MLS® #A2229763

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,557 sqft  
Residential on 2.04 Acres

NONE, Rural Rocky View County, Alberta

Here is the Mountain View and Country life style you've been searching for! This 2 storey 1555/sq ft home has so much to offer. Situated just off the pavement with an incredible view of the mountains spanning for miles in all directions. Acreage is conveniently located only 5 minutes west of Crossfield on the 292 or be on number 2 highway in the same amount of time. Home features 3 bedrooms up, bonus room, 2 bathrooms, a large living room with gas fireplace, separate dining room, and a cute country kitchen. The basement is unfinished and awaits your ideas but makes great for storage as is. The home sits in the middle of the 2.03 acres with perimeter fence, low maintenance landscaping and tons of mature trees and bushes. A highlight of the property is the SHOP measuring in at 47x31 for tons of indoor vehicle storage or workshop opportunities. Shop has 220 power, is high ceiling, concrete floor, and has 2 over-sized garage doors to drive in your RV or Semi truck. This property is the perfect starter acreage for the young family looking to escape the busy urban lifestyle!

Built in 1996

## Essential Information

MLS® #                      A2229763



Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,557
Acres	2.04
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	291131 Range Road 13
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	10
Parking	Quad or More Detached
# of Garages	10

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
-------------------	-----------------------

Lot Description	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	10
Zoning	A-GEN

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.