

# \$1,585,000 - 264161 Richards Road (rge Rd 74), Rural Bighorn No. 8, M.D. of

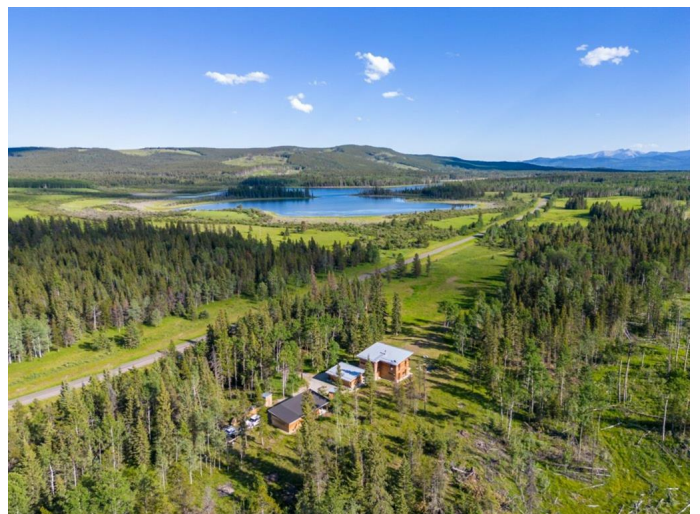
MLS® #A2213528

**\$1,585,000**

3 Bedroom, 2.00 Bathroom, 1,821 sqft  
Residential on 22.52 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Discover the perfect blend of European design and modern Canadian acreage living on this stunning 22.52-acre parcel, located just west of Waiparous in Alberta's sought-after recreational playground. This thoughtfully designed property offers a custom-built two-story home with 1,821 SF of living space, featuring three bedrooms and two bathrooms. Every detail has been carefully considered to emphasize modern style, natural light, and energy efficiency. In addition to the main home, the property includes a 353 SF, detached studio/flex space, ideal for creative ventures or additional living needs and a spacious (20' x 20') wood heated workshop, perfect for innovative projects or storage. The home was designed with sustainability and functionality at its core. It features low-maintenance cedar cladding, a solar-reflective galvalume roof, and energy-conscious elements like in-floor heating throughout. Large cedar-framed windows and patio doors with tilt-and-turn functionality create a seamless connection between the indoor and outdoor spaces, allowing natural light to flood the home. The landscaped grounds elevate the property even further, with a pond, waterfall, gardens, and concrete patios that create a serene environment to enjoy the breathtaking views of the surrounding foothills. Privacy and seclusion are unparalleled, as the property is



surrounded by thousands of acres of county grazing land, offering tranquility and an escape into nature. Outdoor enthusiasts will also appreciate the proximity to the Ghost River, as well as the convenience of being only 30 minutes from Cochrane and 45 minutes from Canmore, making it an ideal location for both recreation and everyday living. Notable features of the property include a wood-burning stove on the main floor, low-maintenance landscaping for year-round enjoyment, and a masterfully designed layout that balances modern aesthetics and environmental conservation. Whether you're looking to entertain, create, or simply relax, this property delivers on every front. Take a virtual journey through the 3D tour (see link in the listing) to experience this exceptional property, or schedule a private viewing to explore it in person. This is more than just a home—it's a lifestyle. Don't miss your opportunity to make it yours!

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2213528                         |
| Price          | \$1,585,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,821                            |
| Acres          | 22.52                            |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 264161 Richards Road (rge Rd 74) |
| Subdivision | NONE                             |
| City        | Rural Bighorn No. 8, M.D. of     |
| County      | Bighorn No. 8, M.D. of           |
| Province    | Alberta                          |
| Postal Code | T0L 2C0                          |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 8                                     |
| Parking        | Gravel Driveway, Parking Pad, Carport |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water, Track Lighting, Wood Windows |
| Appliances        | Electric Oven, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Boiler, In Floor, Natural Gas, Wood Stove, Wood   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Gas, Wood Burning   |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Native Plants, No Neighbours Behind, Pasture, Views, Meadow, Secluded |
| Roof              | Other  |
| Construction      | Cedar, Concrete, Wood Frame  |
| Foundation        | Slab   |

### **Additional Information**

|             |                          |
|-------------|--------------------------|
| Date Listed | April 24th, 2025         |
| Zoning      | Agriculture Conservation |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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