

# \$1,777,777 - 265115 55 Range, Rural Rocky View County

MLS® #A2171901

**\$1,777,777**

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Agri-Business on 119.50 Acres

NONE, Rural Rocky View County, Alberta

Surrounded by Natural Beauty! Don't miss out on this rare opportunity to be the lucky new owners of this picturesque, tranquil piece of Heaven! Tucked away from all the hustle & bustle of the city, your new peaceful lifestyle awaits you!.. Custom Built Manufactured Ranchstyle layout home sits above your sprawling 119.50+/- acres of land with Eagle eye view of the Majestic Rocky Mountains & expansive valley views. This 3 bedroom/2 bath boasts a spacious living space, vaulted ceilings & ample windows filtering abundance of natural light throughout. The main living area is an open floorplan with stylish kitchen including custom cabinetry & counter tops, over sized island with eat up bar, subway tile back splash, stainless steel appliances, patio doors accessing North side. Perfect area to prepare meals & enjoy family time as it seamlessly flows to a large living room complete with built in shelving & electronic fireplace incased in earthy grey brick making a cozy atmosphere on those chilly winter evenings. Wide vinyl plank flooring throughout home leads you to your Primary Bedroom on private side, walk in closet & a spa like ensuite complete with dual vanity, walk in shower & a deep soaker tub with large window to take in all your surrounding grandeur. As we move to other end of home you have a spacious foyer & 2nd. Bedroom, step through sliding barn door into your private suite like area complete with family room, 3rd. Bedroom & 4 piece bath. Outside boasts a good sized South facing



deck over looking your property & garden area with water feature, ample grazing area for livestock & large seasonal pond. Property has subdivisions potential & will need county approval to be completed for the specific needs of new owners. Yearly revenue w/Canlin \$3200.00. Property is located 20 mins from Cochrane, 35 mins to city & short drive to Ghost Lake recreational area, for boating, fishing etc. easy access for your weekend mountain adventures. Property's like this are far & few between & this beauty won't last long! Call today to book your private showing! Showings are By Appointment Only.

Built in 2018

### Essential Information

MLS® #	A2171901
Price	\$1,777,777
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	119.50
Year Built	2018
Type	Agri-Business
Sub-Type	Agriculture
Style	Modular Home
Status	Active

### Community Information

Address	265115 55 Range
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B7

### Amenities

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Gravel Driveway, Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Vinyl Windows, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Basement	None

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Creek/River/Stream/Pond, Farm, Gentle Sloping, Pasture, Secluded, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	October 13th, 2024
Days on Market	188
Zoning	A-SML

### Listing Details

Listing Office	Comox Realty
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