\$3,980,000 - 54111 Twp 263, Rural Rocky View County

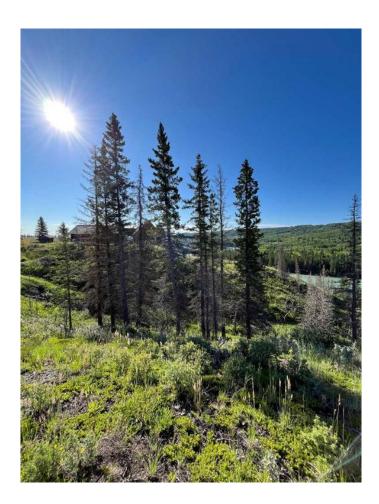
MLS® #A2177950

\$3,980,000

3 Bedroom, 2.00 Bathroom, 2,113 sqft Residential on 92.00 Acres

NONE, Rural Rocky View County, Alberta

92.91 acres with two titles, water front ranch on the Bow River in Cowboy Country, great family compound, Investment, Homes, possible subdivision but has not been applied for, minutes west of Cochrane and 45 minutes to Canmore Banff, Mountain Views, Valley Views, and River Views. All this for less than \$50,000 per acre, rare to find private property with all these natural features less than hour from Calgary.



Built in 2000

Essential Information

| MLS® # | A2177950 |
|----------------|----------------------------------|
| Price | \$3,980,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,113 |
| Acres | 92.00 |
| Year Built | 2000 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| Address | 54111 Twp 263 |
|-------------|---------------|
| Subdivision | NONE |

| Rural Rocky View County |
|-------------------------|
| Rocky View County |
| Alberta |
| T4C 2E9 |
| |

Amenities

Utilities

Parking Spaces Parking # of Garages Is Waterfront Electricity Connected, Ga Available, Natural Gas Conne 8 Additional Parking, Triple Ga 3 Yes

Interior

| Interior Features Appliances | High Ceilings, Open Floorpla Garage Control(s), Washer/D Cooktop, Humidifier, Microwa |
|---------------------------------|---|
| Heating | Central, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Circulating Combustion |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, |

Exterior

| Exterior Features | Balcony, Garden, Private Yar |
|-------------------|---|
| Lot Description | Back Yard, Backs on to Par No Neighbours Behind, Priva Rolling Slope, Secluded, Wat |
| Roof | Asphalt Shingle |
| Construction | Log |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 4th, 2025 |
|----------------|-----------------|
| Days on Market | 59 |
| Zoning | agricultural |





Listing Details

Listing Office MaxWell Capital Realty

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