

# \$2,999,999 - 271165 Range Road 60, Rural Rocky View County

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MLS® #A2214319

**\$2,999,999**

5 Bedroom, 4.00 Bathroom, 2,457 sqft  
Residential on 161.00 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 161 acres of paradise with trees, wide open meadows, a year round creek, riding/walking trails tucked away from any neighbors with mountain views, secluded and private yet conveniently located 20 minutes NW from Cochrane. It feels like your living in a national park with the trees and views, but it could be your own private land. You are sure to be impressed with this reverse walk-out Bungalow built into the hillside with over 4600 sq ft of living space, attached oversized double garage plus shop. Incredibly well build starting with ICF foundation walls right up to the rafters. Poured concrete floors on each level with in-floor heat and concrete tile roof. The main floor features a massive wood burning rock facing fireplace that warms up the Great room with the tall barreled ceiling and enjoys the mountain views. Tucked behind the fireplace is the dining room. The kitchen features lots of cabinets and counters and a commercial gas Stove with a double oven. Breakfast nook overlooks the deck and views. Next is the Bonus room with electric fireplace and wall units making this a great TV room. From here step out onto the incredible wrap-around covered deck. On the south side enjoy the mountain views and overlook your own paradise. Trust me this is a special place to relax and enjoy nature as it unfolds before your eyes. On the north side step down onto the massive patio area to enjoy large family



gatherings. Back in the house past the Great room, the private master suite is separate from the other bedrooms except one other main floor room which could be used as that or a den/office. This makes it perfect for use requiring private/public spaces. Check out the ensuite featuring a large jetted soaker tub and tiled steam shower and double sinks. Lower level is fully developed with a very spacious entry, four bedrooms, two full bathrooms, a family room, laundry and furnace room. The oversized heated double attached garage with high ceilings makes a great hobby room or park two vehicles in the 24 x 24 ft space. Check out the 32 x 24 ft heated shop with cement floor that could easily be converted to barn stalls, upper mezzanine and wood stove.

80 x 120 riding ring with hockey rink at one end. Tach shed. There is a wedding site with benches for 100 guests. This property would make an ideal retreat, Equestrian, yoga or recovery center, or a home base for Norquay ski Resort in Banff, Sunshine Ski Resort or Lake Louise skiing. Call for your personal viewing today!

Built in 2000

### **Essential Information**

MLS® #	A2214319
Price	\$2,999,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	161.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status	Active
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### Community Information

Address	271165 Range Road 60
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0W0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, French Door, High Ceilings, Central Vacuum, Jetted Tub, Steam Room
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Natural Gas, Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning, Great Room, Raised Hearth, Stone
Has Basement	Yes
Basement	Walk-Out, See Remarks

### Exterior

Exterior Features	Balcony, Courtyard, Private Yard, Fire Pit, Storage
Lot Description	Creek/River/Stream/Pond, Treed, Gentle Sloping
Roof	Clay Tile
Construction	Stucco
Foundation	ICF Block

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	125
Zoning	A-SML

### Listing Details

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