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

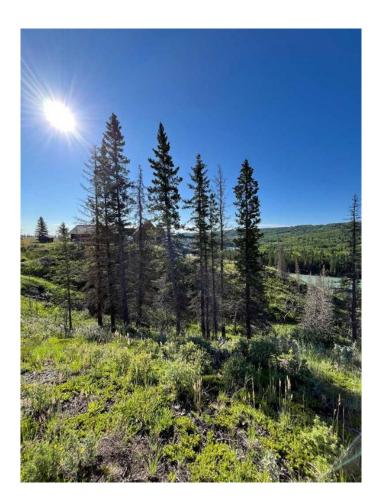
MLS® #A2177950

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

# Exterior

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

# **Additional Information**

| Date Listed    | March 4th, 2025 |
|----------------|-----------------|
| Days on Market | 104             |
| Zoning         | agricultural    |





## **Listing Details**

Listing Office MaxWell Capital 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.