

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

MLS® #A2177950

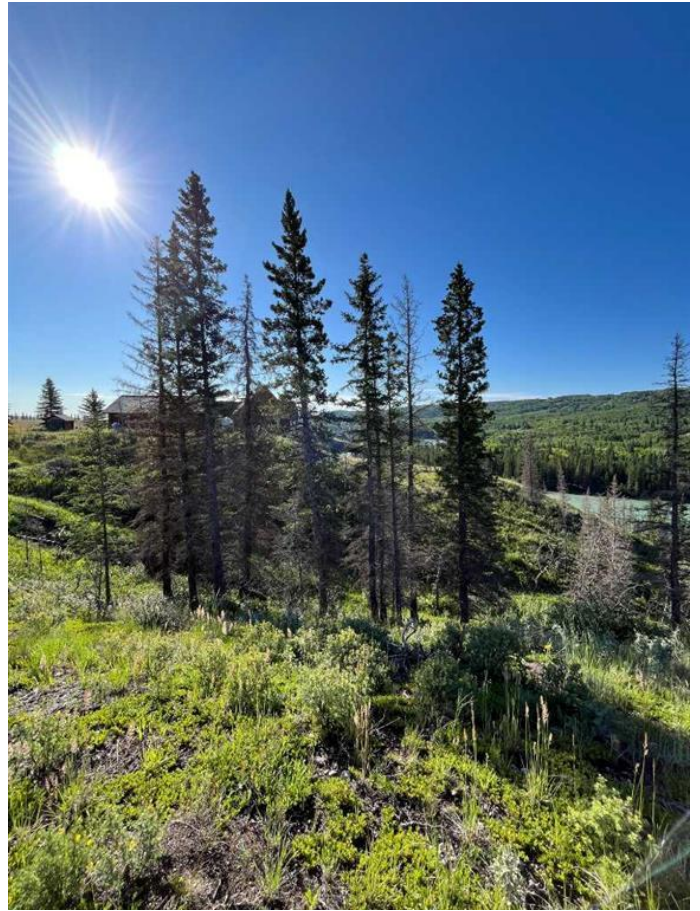
\$3,980,000

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
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	54111 Twp 263
Subdivision	NONE

City Rural Rocky View County
 County Rocky View County
 Province Alberta
 Postal Code T4C 2E9

Amenities

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

Interior

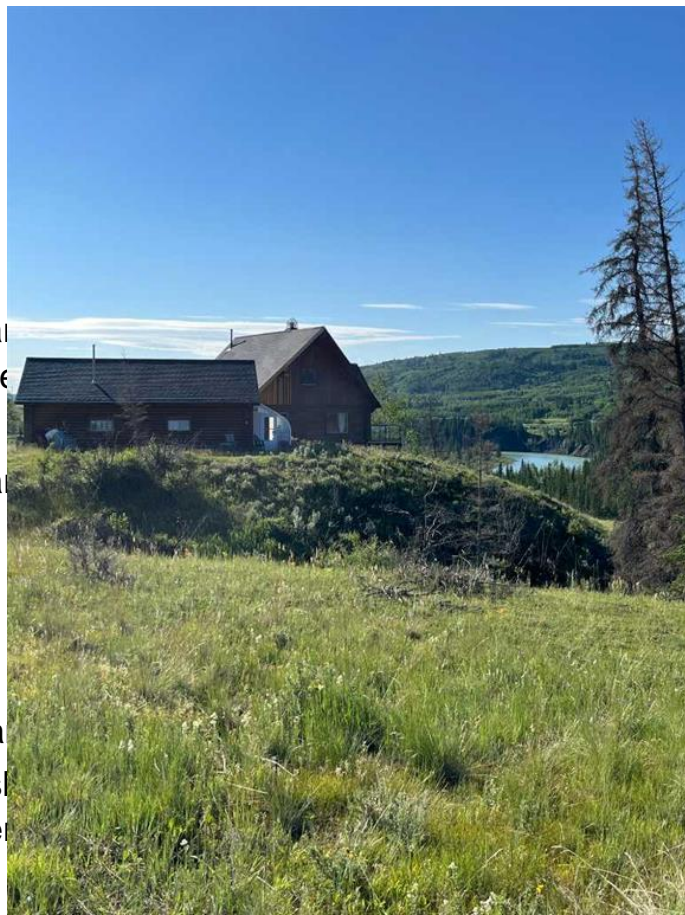
Interior Features High Ceilings, Open Floorplan
 Appliances Microwave Hood Fan, Wash/Dryer, Garage Control(s), Humidifier
 Heating Natural Gas, Central, Wood Burning
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Circulating, Double Sided, Wood Burning
 Has Basement Yes
 Basement Finished, Full, Exterior Entry, Stairs

Exterior

Exterior Features Private Entrance, Private Yard
 Lot Description Back Yard, No Neighbours, Large Space, Brush, Creek/River/Stream, Rolling Slope, Secluded, Trees
 Roof Asphalt Shingle
 Construction Log
 Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025
 Days on Market 32
 Zoning agricultural



Listing Details

Listing Office

MaxWell Capital Realty

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