

\$1,249,000 - 282167 Range Road 53, Rural Rocky View County

MLS® #A2205227

\$1,249,000

4 Bedroom, 3.00 Bathroom, 1,477 sqft
Residential on 20.09 Acres

NONE, Rural Rocky View County, Alberta

OPEN HOUSE THIS SUNDAY, MAY 4TH, FROM 1-4PMIf you're looking for a beautiful log home on a private 20 acres of Agricultural land backing Crown land to the West, this is a must see for you. The property power and water to multiple locations on the land perfect for your friends to come visit with their RV. Out buildings include Horse shelter, small animal barn, chicken coop, Large 36 x 20 Ft shop great for working on the quad, motor bikes, or wood working. Also an upper Mezzanine great for storage or great place for the kids to hang out. A couple more storage sheds one with a dog run off the back. The Log home has an incredible amount of decking with the largest deck on the south side which hosts a built in hot tub/ pergola complete with TV screen and projector making it a perfect place to hang out and watch a hockey game. Inside the home there is a large boot room area, Kitchen with granite counters/ center island/ Gas stove/ SS appliances/dining & living room, and a bedroom off the side which could be converted back to a family room. Upstairs is the Primary bedroom, TV room and full ensuite. Lower level has another two bedrooms, large washroom, 9 ft ceilings and storage. In floor heat in the lower is a plus. This is a one of a kind acreage where you have no neighbors to the west, just Crown land. Lots of nature to enjoy and only 20 min drive back to Cochrane. Call to view a



showing before its gone.

Built in 2008

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2205227 |
| Price | \$1,249,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,477 |
| Acres | 20.09 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 282167 Range Road 53 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2W1 |

Amenities

| | |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage, RV Hookup |
| Lot Description | Dog Run Fenced In, Level, No Neighbours Behind, Private, Secluded |
| Roof | Metal |
| Construction | Log |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 38 |
| Zoning | A-SML |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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