

# \$1,370,000 - 280227 Range Road 54, Rural Rocky View County

MLS® #A2263342

**\$1,370,000**

3 Bedroom, 4.00 Bathroom, 1,531 sqft  
Residential on 23.35 Acres

NONE, Rural Rocky View County, Alberta

Just 35 Minutes from Cochrane ; 55 Minutes to the Rockies! Discover the perfect blend of natural beauty, privacy, and functionality in this incredible 23.4 acre ranch located northwest of Cochrane on scenic Grand Valley Road.

Whether you're a horse enthusiast, outdoor adventurer, or a business owner needing shop space, this property offers an unparalleled lifestyle. This well-maintained bungalow has some wonderful features starting with 1,530 Sq Ft on the main level, a gorgeous living room and dining area, and 2 spacious main-floor bedrooms each with its own ensuite bathroom. An updated kitchen with a butcher block island and modern finishes and an additional full bathroom complete that level . You find a 3rd bedroom, family room, and bathroom in the fully developed walkout level for extra space. Enjoy the Expansive windows on both levels offering stunning panoramic views of the surrounding countryside and the fully developed walkout level, providing flexible living or entertainment space. The huge deck with custom awnings is just perfect for unwinding and enjoying the local wildlife. There are no shortage of EQUESTRIAN FACILITIES like a horse barn and riding arena. The heated 3 stall horse barn has a tack room along with room for feed storage and your tractor! Direct access to hundreds of acres of Crown land with world-class trail riding right at your doorstep. Fenced and cross-fenced areas



ideal for horses or other livestock. There are other EXCEPTIONAL OUTBUILDINGS including a massive 40' x 80' shop/storage building with 12-foot doorsâ€”perfect for equipment storage, a mechanical business, or recreational use. A PRIME LOCATION AND ACCESS on paved route to the property on Grand Valley Road. Quick commute to Cochrane (35 mins) and only 55 minutes to the majestic Rocky Mountains. Surrounded by nature, with abundant wildlife and endless recreation opportunities. This is more than just a home, it's a gateway to a lifestyle of freedom, adventure, and possibility.

Built in 1998

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263342                         |
| Price          | \$1,370,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,531                            |
| Acres          | 23.35                            |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 280227 Range Road 54    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2W1                 |

**Amenities**

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Parking      | Double Garage Attached, RV Access/Parking, Quad or More Detached, RV Garage |
| # of Garages | 6                                                                           |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full                                                                                                                                                       |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line, Garden                                                                             |
| Lot Description   | Garden, Lawn, Level, Many Trees, No Neighbours Behind, Treed, Views, Wooded, Meadow, Native Plants, Pasture |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Cement Fiber Board, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 22                 |
| Zoning         | A-SML              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.