\$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.



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

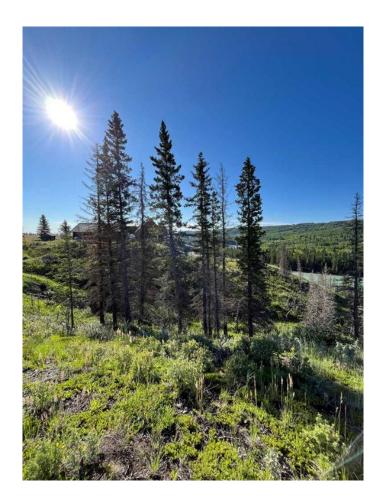
Style 2 Storey, Acreage with Residence

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, Ga

Available, Natural Gas Conne

Parking Spaces 8

Parking Additional Parking, Triple Ga

of Garages 3
Is Waterfront Yes

Interior

Interior Features High Ceilings, Open Floorpla

Appliances Garage Control(s), Washer/D

Cooktop, Humidifier, Microwa

Heating Central, Natural Gas, Wood

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning, Circulating

Combustion

Has Basement Yes

Basement Exterior Entry, Finished, Full,

Exterior

Exterior Features Balcony, Garden, Private Yar

Lot Description Back Yard, Backs on to Par

No Neighbours Behind, Priva

Rolling Slope, Secluded, Wat

Roof Asphalt Shingle

Construction Log

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025

Days on Market 45

Zoning agricultural





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