

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

MLS® #A2177950

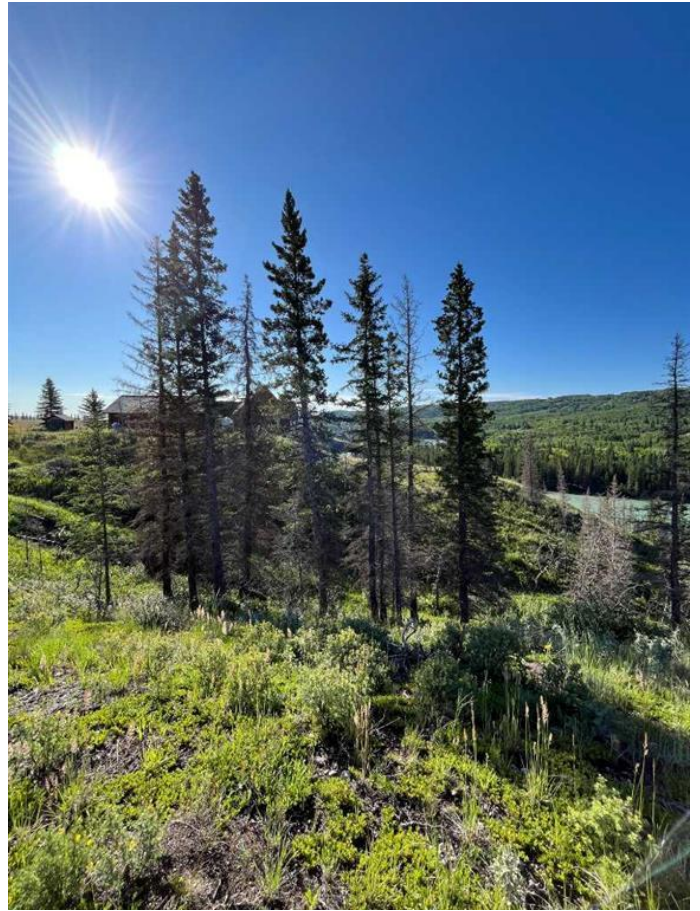
\$3,980,000

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

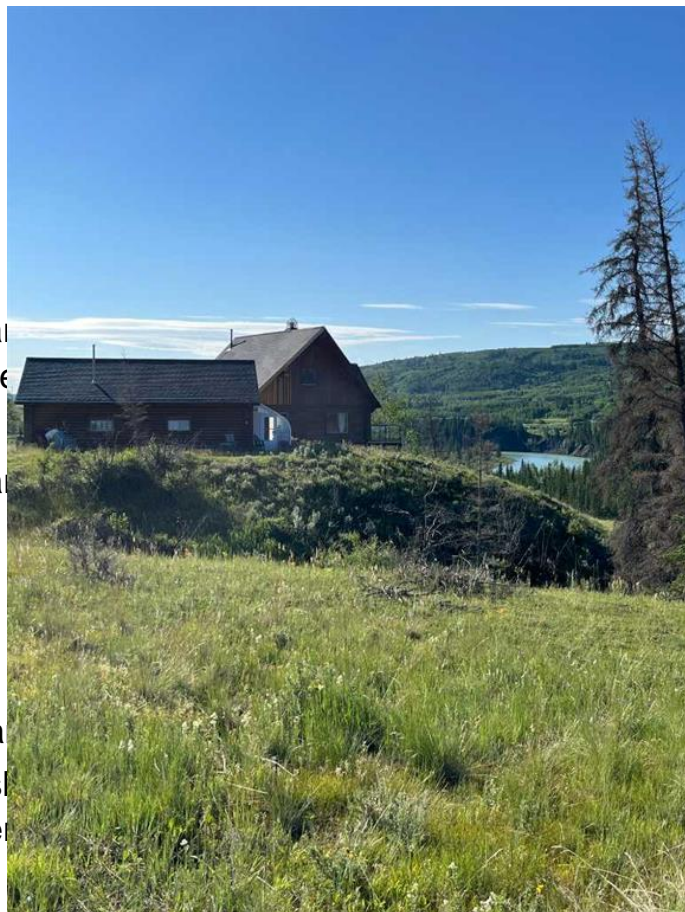
Interior Features High Ceilings, Open Floorplan
Appliances Microwave Hood Fan, Wash/Dryer, Garage Control(s), Humidifier
Heating Natural Gas, Central, Wood Burning
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Circulating, Double Sided, Wood Burning
Has Basement Yes
Basement Finished, Full, Exterior 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 30
Zoning agricultural



Listing Details

Listing Office

MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.