

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

MLS® #A2177950

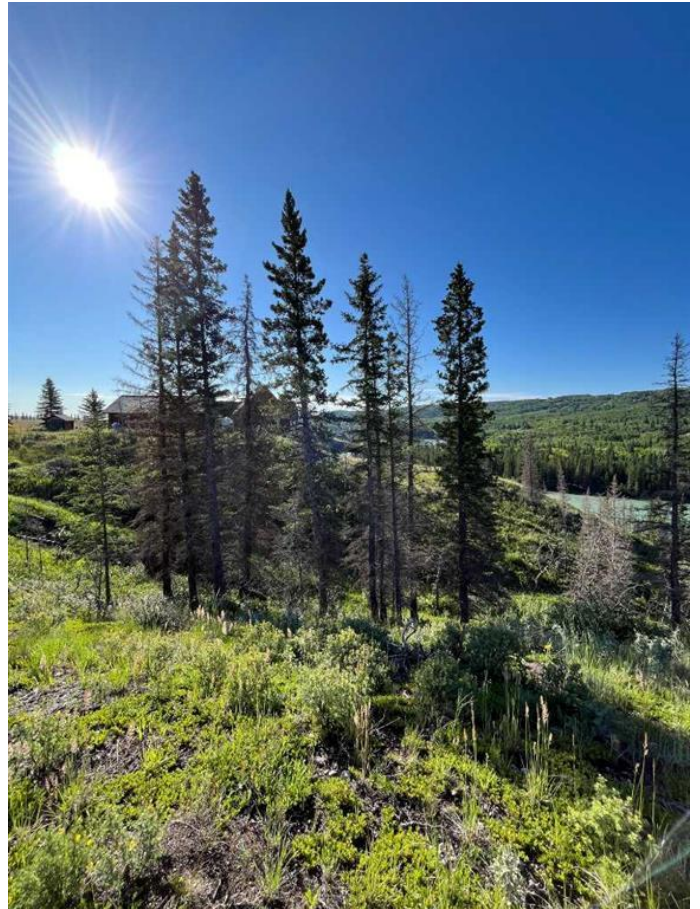
## \$3,980,000

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

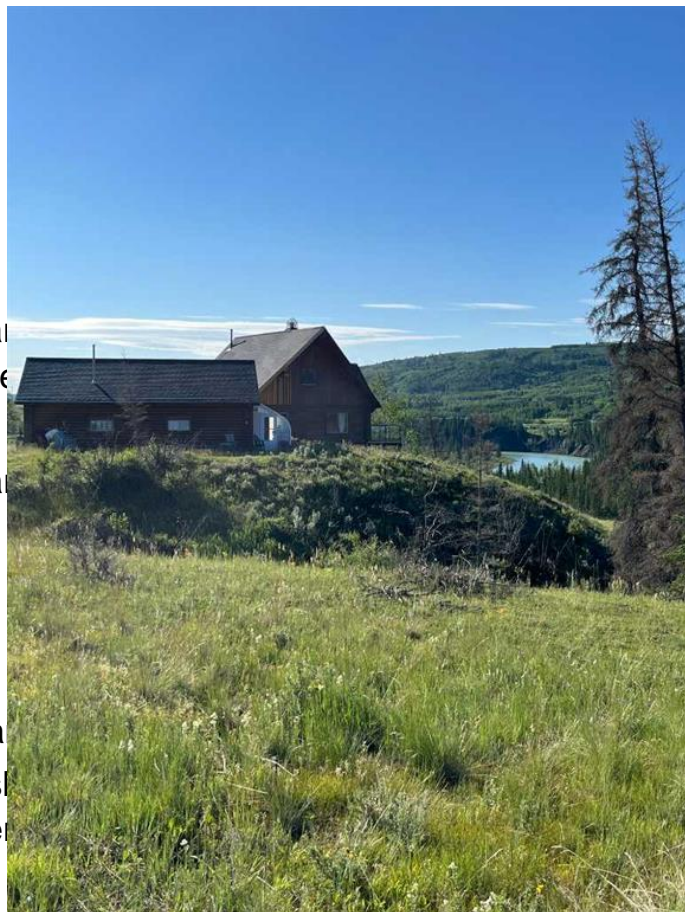
Interior Features High Ceilings, Open Floorplan  
Appliances Microwave Hood Fan, Wash/Dryer, Garage Control(s), Humidifier  
Heating Natural Gas, Central, Wood Burning  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Circulating, Double Sided, Wood Burning  
Has Basement Yes  
Basement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

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