

## 780-228-4266 al@grassrootsrealtygroup.ca

## 54111 TWP 263 Rural Rocky View County, Alberta

## MLS # A2177950



## \$3,980,000

Division:	NONE				
Туре:	Residential/House				
Style:	2 Storey, Acreage with Residence				
Size:	2,113 sq.ft.	Age:	2000 (25 yrs old)		
Beds:	3	Baths:	2		
Garage:	Additional Parking, Triple Garage Detached				
Lot Size:	92.00 Acres				
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Strear				

Heating:	Central, Natural Gas, Wood	Water:	Well
Floors:	Other	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	17-26-5-W5
Exterior:	Log	Zoning:	agricultural
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub		

Inclusions: appliances

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.