

# \$1,249,000 - 282167 Range Road 53, Rural Rocky View County

MLS® #A2205227

**\$1,249,000**

4 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 20.09 Acres

NONE, Rural Rocky View County, Alberta

If you're looking for a beautiful log home on a private 20 acres of Agricultural land backing Crown land to the West, this is a must see for you. The property power and water to multiple locations on the land perfect for your friends to come visit with their RV. Out buildings include Horse shelter, small animal barn, chicken coop, Large 36 x 20 Ft shop great for working on the quad, motor bikes, or wood working. Also an upper Mezzanine great for storage or great place for the kids to hang out. A couple more storage sheds one with a dog run off the back. The Log home has an incredible amount of decking with the largest deck on the south side which hosts a built in hot tub/ pergola complete with TV screen and projector making it a perfect place to hang out and watch a hockey game. Inside the home there is a large boot room area, Kitchen with granite counters/ center island/ Gas stove/ SS appliances/dining & living room, and a bedroom off the side which could be converted back to a family room. Upstairs is the Primary bedroom, TV room and full ensuite. Lower level has another two bedrooms, large washroom, 9 ft ceilings and storage. In floor heat in the lower is a plus. This is a one of a kind acreage where you have no neighbors to the west, just Crown land. Lots of nature to enjoy and only 20 min drive back to Cochrane. Call to view a showing before its gone.



Built in 2008

## Essential Information

MLS® #	A2205227
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	20.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	282167 Range Road 53
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W1

## Amenities

Parking	RV Access/Parking
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## Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, RV Hookup, Storage, Private Entrance
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Lot Description	Level, No Neighbours Behind, Dog Run Fenced In, Private, Secluded
Roof	Metal
Construction	Log
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	71
Zoning	A-SML

### **Listing Details**

Listing Office	Royal LePage Benchmark
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