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

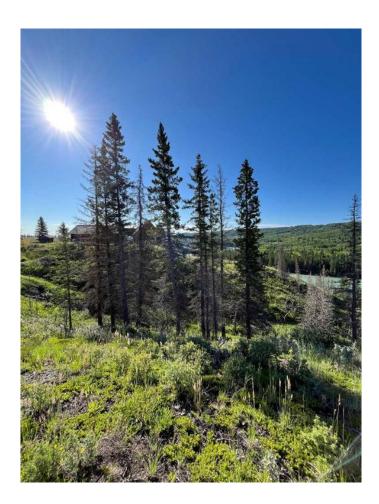
MLS® #A2177950

#### \$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
Туре	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

#### **Community Information**

Address	54111 Twp 263
Subdivision	NONE

Rural Rocky View County
Rocky View County
Alberta
T4C 2E9

## Amenities

Utilities

Parking Spaces Parking # of Garages Is Waterfront Electricity Connected, Ga Available, Natural Gas Conne 8 Additional Parking, Triple Ga 3 Yes

## Interior

Interior Features Appliances	High Ceilings, Open Floorpla 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	104
Zoning	agricultural





## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,,¢ MLS® System. Pillar 9â,,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® 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.