$1,700,000 - 265115 Range Road 55, Rural Rocky View County

MLS® #A2217383

$1,700,000

3 Bedroom, 2.00 Bathroom, 1,530 sqft
Residential on 119.50 Acres

NONE, Rural Rocky View County, Alberta

Just imagine this exquisite property could be yours just in time for summer……… Truly this unique property is a must see….. Surrounded by Natural Beauty don't miss out on this rare opportunity to be the lucky new owners of this picturesque, tranquil piece of Heaven! Tucked away from all the hustle & bustle of the city, your new peaceful lifestyle awaits you….. Custom Built Manufactured Ranchstyle layout home sits above your sprawling 119.50+/- acres of land with Eagle eye view of the Majestic Rocky Mountains & expansive valley views. This 3 bedroom/2 bath boasts a spacious living space, vaulted ceilings & ample windows filtering abundance of natural light throughout. The main living area is an open floorplan with stylish kitchen including custom cabinetry & counter tops, over sized island with eat up bar, subway tile back splash, stainless steel appliances, patio doors accessing North side. Perfect area to prepare meals & enjoy family time as it seamlessly flows to a large living room complete with built in shelving & electronic fireplace incased in earthy grey brick making a cozy atmosphere on those chilly winter evenings. Wide vinyl plank flooring throughout home leads you to your Primary Bedroom on private side, walk in closet & a spa like ensuite complete with dual vanity, walk in shower & a deep soaker tub with large window to take in all your surrounding grandeur. As we move to

other end of home you have a spacious foyer & 2nd. Bedroom, step through sliding barn door into your private suite like area complete with family room, 3rd. Bedroom & 4 piece bath. Outside boasts a good sized South facing deck over looking your property & garden area with water feature, ample grazing area for lifestock & large seasonal pond. Property has subdivision potential & will need county approval to be completed for the specific needs of new owners. Yearly revenue w/Canlin $3200.00. Property is located 20 mins from Cochrane, 35 mins to city & short drive to Ghost Lake recreational area, for boating, fishing etc. easy access for your weekend mountain adventures. Property's like this are far & few between & this beauty won't last long! Call today to book your private showing! Showings are By Appointment Only.

Built in 2018

Essential Information

MLS® #	A2217383
Price	$1,700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	119.50
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	265115 Range Road 55
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4C 1B7

Amenities

Utilities	Electricity Paid For
Parking	Driveway, Gravel Driveway, Outside, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, Pasture, Secluded, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	May 2nd, 2025
Days on Market	62
Zoning	A-SML

Listing Details

Listing Office	Comox Realty