



285049 Range Road 35  
Rural Rocky View County, Alberta

MLS # A2322042



**\$1,600,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,281 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	150.00 Acres		
<b>Lot Feat:</b>	Farm, Gentle Sloping, Lawn, Many Trees, Meadow		

**Heating:** Boiler, In Floor, Hot Water, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** 31-28-3-W5

**Exterior:** Wood Frame

**Zoning:** BL & R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Recessed Lighting, Steam Room

**Inclusions:** None

Experience a once-in-a-lifetime opportunity with this exceptional 150-acre property in NW Rockyview. Boasting Business, Leisure & Recreation zoning, this rare gem offers breathtaking mountain views, valleys, and wetlands. The well maintained ranch-style bungalow features 6 bedrooms, 2 libraries, and 4 bathrooms, adorned with premium upgrades including solid oak hardwood floors and custom solid cherry doors. Enjoy the meticulously landscaped yard with lush greenery and serene gardens, along with two expansive decks totaling 790 SF and a custom outdoor fireplace looking out to the beautiful Rocky Mountains. With three wells meeting commercial standards, only 30 minutes from Calgary or Cochrane, this property in the Red Deer River water basin presents a prestigious canvas for your visionary project.