



GRASSROOTS
REALTY GROUP

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54131 Township Road 263
Rural Rocky View County, Alberta

MLS # A2327952



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,069 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached, Triple Garage Detached, Workshop in Garage		
Lot Size:	4.88 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Secluded, Views		
Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log	Zoning:	A-GEN
Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garden Tractor AS IS

| OPEN HOUSE SATURDAY SEPT. 19 12 - 2 PM | For the first time ever, this hidden gem close to Cochrane and Ghost Lake is hitting the market. If you've been searching for a private rural sanctuary that perfectly balances comfortable living with practical workspace, this is it. The heart of the property is a classic Pan-Abode log home where pride of ownership shines. Inside, your eyes will be drawn to the rich Chesapeake wood floors and cozy wood stove in the large living room—that is, if you can tear your gaze away from the massive windows framing spectacular, uninterrupted views of the Rocky Mountains. The main floor features a highly functional, original kitchen, two large bedrooms, and 2 bathrooms including a primary ensuite. Beneath the foyer, a clever trap door reveals a lower level ready to become your ultimate rec room or hobby hideaway. Outside is an entrepreneur's dream: a substantial 3-car detached garage complete with office space, 12-foot double door, and roughed-in in-floor heat. A second single-car garage—originally a home—provides fantastic storage and features an enclosed porch designed specifically for soaking in the mountain sunsets. With a new furnace (2025), a 2017 roof, and a 2017 septic field, all the heavy lifting is done so you can enjoy the massive deck while enjoying the sunsets. Just move in and start living the rural dream. Call your favorite Realtor today for a showing!