



GRASSROOTS
REALTY GROUP

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54111 TWP 263
Rural Rocky View County, Alberta

MLS # A2177950



\$3,980,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,113 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Triple Garage Detached		
Lot Size:	92.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond,		

Heating:	Central, Natural Gas, Wood	Water:	Well
Floors:	Other	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	17-26-5-W5
Exterior:	Log	Zoning:	agricultural
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub		

Inclusions: appliances

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.