

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

## Community Information

Address	54111 Twp 263
Subdivision	NONE

City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T4C 2E9

### Amenities

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

### Interior

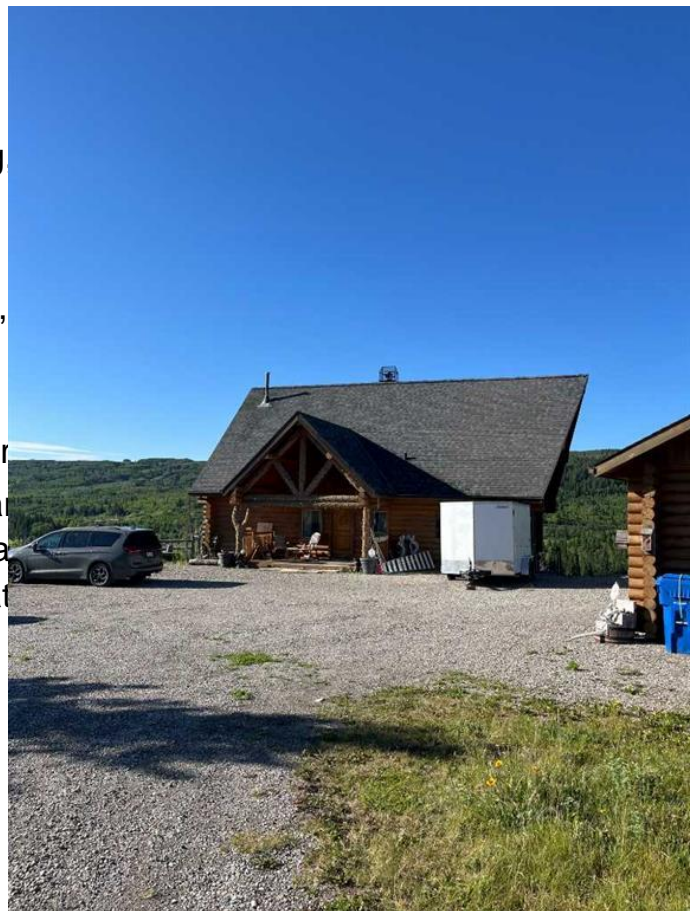
Interior Features High Ceilings, Open Floorplan  
Appliances Garage Control(s), Washer/Dishwasher, Cooktop, Humidifier, Microwave  
Heating Central, Natural Gas, Wood Burning  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning, Circulating Combustion  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walkout

### Exterior

Exterior Features Balcony, Garden, Private Yard  
Lot Description Back Yard, Backs on to Park, No Neighbours Behind, Private, Rolling Slope, Secluded, Waterfront  
Roof Asphalt Shingle  
Construction Log  
Foundation Poured Concrete

### Additional Information

Date Listed March 4th, 2025  
Days on Market 44  
Zoning agricultural



## Listing Details

Listing Office

MaxWell Capital Realty

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