

\$1,490,000 - 261164 Range Road 40, Rural Rocky View County

MLS® #A2200865

\$1,490,000

4 Bedroom, 2.00 Bathroom, 1,299 sqft
Residential on 20.02 Acres

NONE, Rural Rocky View County, Alberta

Opportunity knocks! This original 20 acre homestead adjacent to Cochrane offers endless opportunities for small scale agriculture or future development. With incredible mountain views and a sheltered yard filled with mature trees and historic farm buildings, this is a property where memories can be made that will last a lifetime. The 4 bedroom bungalow is a well maintained farmhouse with 2 bedrooms and 1 bathroom on the main floor with 2 more bedrooms and a 3 piece bathroom on the lower level. A cozy wood burning fireplace, country kitchen and a practical layout makes this versatile home perfect for those who enjoy a quiet rural lifestyle. Outside there is a double detached heated garage (26'x26') plus a fantastic 36' x 66' quonset for your vehicles and toys. An original dairy barn, several additional outbuildings and 3 automatic waterers provide options for livestock (9 animal units allowable on this parcel size per RVC bylaws). The property is zoned Agricultural - Small Parcel District which offers many potential uses and has 2 drilled wells plus an old hand dug well near the barn (no longer in use). On the West side of the house is a wonderful garden area surrounded by trees for wind protection with a small greenhouse. With so many special features, this farm must be seen to be appreciated. GST is applicable. Viewings by appointment only.



Built in 1963

Essential Information

MLS® #	A2200865
Price	\$1,490,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,299
Acres	20.02
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	261164 Range Road 40
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2X9

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Pasture, Many Trees
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	35
Zoning	A-SML

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.