



GRASSROOTS
REALTY GROUP

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265115 Range Road 55
Rural Rocky View County, Alberta

MLS # A2217383



\$1,700,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,530 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Gravel Driveway, Outside, Parking Pad		
Lot Size:	119.50 Acres		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Pasture, Secluded, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-26-5-W5
Exterior:	Vinyl Siding	Zoning:	A-SML
Foundation:	Piling(s)	Utilities:	Electricity Paid For
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Just imagine this exquisite property could be yours just in time for summer…… Truly this unique property is a must see….. Surrounded by Natural Beauty don’t miss out on this rare opportunity to be the lucky new owners of this picturesque, tranquil piece of Heaven! Tucked away from all the hustle & bustle of the city, your new peaceful lifestyle awaits you….. Custom Built Manufactured Ranchstyle layout home sits above your sprawling 119.50+/- acres of land with Eagle eye view of the Majestic Rocky Mountains & expansive valley views. This 3 bedroom/2 bath boasts a spacious living space, vaulted ceilings & ample windows filtering abundance of natural light throughout. The main living area is an open floorplan with stylish kitchen including custom cabinetry & counter tops, over sized island with eat up bar, subway tile back splash, stainless steel appliances, patio doors accessing North side. Perfect area to prepare meals & enjoy family time as it seamlessly flows to a large living room complete with built in shelving & electronic fireplace incased in earthy grey brick making a cozy atmosphere on those chilly winter evenings. Wide vinyl plank flooring throughout home leads you to your Primary Bedroom on private side, walk in closet & a spa like ensuite complete with dual vanity, walk in shower & a deep soaker tub with large window to take in all your surrounding grandeur. As we move to other end of home you have a spacious foyer & 2nd. Bedroom, step through sliding barn door into your private suite like area complete with family room, 3rd. Bedroom & 4 piece bath. Outside boasts a good sized South facing deck over looking your property & garden area with water feature, ample grazing area for livestock & large seasonal pond. Property has subdivision potential & will need county approval to be completed for the specific needs of

new owners. Yearly revenue w/Canlin \$3200.00. Property is located 20 mins from Cochrane, 35 mins to city & short drive to Ghost Lake recreational area, for boating, fishing etc. easy access for your weekend mountain adventures. Property's like this are far & few between & this beauty won't last long! Call today to book your private showing! Showings are By Appointment Only.