



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**50029 Township Road 282**  
**Rural Rocky View County, Alberta**

**MLS # A2223559**



**\$890,000**

<b>Division:</b>	Rural Rocky View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Gravel Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Many Trees, No Neighbours Behind, Treed, V		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, None, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Track Lighting

**Inclusions:** Refrigerator, dishwasher, 2x tarp shelters, play centre (backyard), firepit, 2x gazebos, shed, horse shelter

Welcome to your very own piece of paradise! Nestled on a sprawling 10-acre parcel just 20 minutes from the City of Cochrane, this stunning acreage offers the perfect blend of rural serenity and modern comfort. At the heart of the property is a gorgeous bungalow that features a bright and spacious main level with two bedrooms and one and a half bathrooms. The home also includes an illegal one-bedroom, one-bathroom suite in the basement—ideal for guests, extended family, or extra income potential. Step inside to find cozy charm throughout, complete with two inviting fireplaces: one wood-burning for those crisp country evenings and one electric for effortless warmth. The massive bay window in the living room offers panoramic views of the beautifully maintained horse paddock, equipped with a waterer and shelter—perfect for equestrian enthusiasts. Outdoor living is just as impressive as the interior, with a firepit for evening gatherings, a large play structure for the kids, and a spacious wrap-around deck that includes two gazebos for year-round enjoyment. Pet owners will appreciate the fully fenced dog run, and for added convenience, two tarp shelters are included. Water is never a concern here, thanks to a reliable well system paired with a large cistern. The water is not only abundant but also delicious and safe to drink, enhanced by a high-quality water softener included with the home. Whether you’re looking to embrace a hobby farm lifestyle, create a private family retreat, or simply escape the city without being too far from it, this property offers it all. Don’t miss the opportunity to own this exceptional acreage—peace, privacy, and endless possibilities await.