



GRASSROOTS
REALTY GROUP

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80 Acres Range Road 53
Rural Rocky View County, Alberta

MLS # A2231187



\$1,250,000

Division: NONE

Lot Size: 80.16 Acres

Lot Feat: -

By Town: Cochrane

LLD: 33-27-5-W5

Zoning: A-SML

Water: Well

Sewer: -

Utilities: Electricity Paid For

Discover your own slice of paradise just west of Grand Valley Road on this serene and secluded 80-acre parcel. Nestled at the end of a quiet dead-end road, this property offers the perfect balance of privacy and accessibility—a peaceful retreat from the pace of city life, yet just a short drive to Cochrane. Power has already been brought in, and a water well is drilled—just some of the features that make this property ready for your vision. A beautiful open meadow at the base of the land offers an ideal building site or space for your horses, while the terrain rises to the west into a stunning timbered forest with established trails perfect for hiking, riding, or exploring. Zoned Agricultural Small Parcel, the land presents a variety of development options, whether you're dreaming of a rural residence, an equestrian setup, or a nature-based business. A great bonus is the established tree farm in the southeast corner—an excellent opportunity for landscaping enthusiasts or entrepreneurs. A well-built 68' x 48' quonset shop with power and a concrete floor adds even more value, serving as a potential barn, workshop, or home base during construction. Whether you're seeking nature, solitude, adventure, or opportunity—this exceptional property delivers it all. Come walk the land and imagine the possibilities. Viewings by appointment only.