



GRASSROOTS
REALTY GROUP

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54004 Township Road 252
Rural Rocky View County, Alberta

MLS # A2231997



\$2,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,341 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	77.91 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Rectangular Lot, Rolling Slope, Secluded		

Heating:	Boiler, In Floor, Fireplace(s), Floor Furnace	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood, Slate, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Log, Mixed, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters		

Inclusions: All appliances in suite including refrigerator, dishwasher, oven/stove, washer/dryer, microwave. All vacuum hoses and attachments. Shelving units in back storage room and laundry room, timbers in the fields, all unused paint, roofing supplies, additional wooden flooring, Trampoline in backyard. Rainwater barrel

Situated on nearly 80 acres of land at the foot of the Rocky Mountains, the jaw-dropping views at this property are unforgettable. Located 20 minutes southwest of Cochrane, this property is centred by a stunning 6-bedroom, 4.5-bathroom home, which includes an illegally suited portion of the basement with its own separate entry. The inviting front porch leads you into the home - soaring vaulted ceilings highlighted by wood beams gives you the log cabin vibe, while modern finishes and the custom-designed fireplace elevate the feel of the home even further. The great room flows into the updated kitchen which features quartz countertops, tons of cabinet space and spectacular views out your kitchen window. Off the kitchen is a laundry room and mud room which leads into the massive double attached garage. Step out on the west facing deck and take in one of the best views of the Rockies while enjoying the shade of a newly installed pergola. Three bedrooms are located on this level, anchored by the primary bedroom retreat. This primary bedroom has a private balcony, loads of closet space, and a spectacular 4-piece ensuite bathroom, with brand new quartz countertops, and a gorgeous free-standing bathtub. The two other bedrooms are generously sized, and both feature large closets. Head to the lower level where you will find an adorable kids nook under the stairs where Lego creations and children's tea parties can unfold. A unique feature of this home is the illegal suite in the lower level: it's a 1 bedroom (plus den) 1 bathroom dwelling with a full kitchen and it's own private entry - perfect for grandparents, relatives who've come to visit, or an older child who's home from university. The basement is rounded off with 2 additional bedrooms, both with custom built in closets, another full bathroom, a recreational area and a

storage room/flex area. In-floor heat runs throughout the basement with updated vinyl plank throughout. The property's water supply is supplied by a 12,000 L Cistern, so no need to worry about annual water testing as the water is brought in from the city of Cochrane monthly. The property is broken up into a north and south paddock and currently has cattle on the land. The year-round creek feeds a large dugout on the southwest corner of the land that incorporates a year round solar watering system. The land has been used in the past by previous owners for pasturing cattle. 2 horseshoe corrals, 3 animal shelters and paddocks for horses or other livestock currently help to break up the property. Plans for a barn and an Airbnb have been designed. Please inquire for more details. This property is ideally located only 20 mins from Cochrane, 20 mins from Calgary city limits, only 40 mins from Canmore, has golf (Livingstone & Kananaskis) minutes away, not to mention hiking trails and so much more. Don't miss out on this property!