



GRASSROOTS
REALTY GROUP

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282226 Range Road 54A
Rural Rocky View County, Alberta

MLS # A2233283



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	760 sq.ft.	Age:	1985 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	19.15 Acres		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	None
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	A-SML
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: All metal and wood sheds, all covered sheds are negotiable.

Escape to your own private forest with this charming, rustic cabin nestled among the trees on 19.15 acres in the sought after Grand Valley area, only 18 minutes north of Cochrane. The property has good access with a road directly off the main road which leads to a quaint 2 bedroom cabin in a clearing. Perfectly situated on a lush, wooded lot, this cozy getaway offers a tranquil outdoor living space complete with a picnic area, patio, and ample room to relax under the canopy of mature trees. Whether you're roasting marshmallows by the fire or enjoying your morning coffee on the deck, this property invites you to slow down and soak in the beauty of nature. Inside, you'll find a warm and welcoming atmosphere with vintage wood paneling and a classic wood-burning stove. The spacious eat-in kitchen offers everything you need, including ample countertop space, a double sink, and wood cabinetry, making it a functional hub for cooking and gathering. The 2 bedrooms offer a quiet and cozy retreat, wrapped in warm wood finishes that add to the cabin's charm. There's plenty of space for your furnishings, with natural light filtering in to create a peaceful atmosphere—ideal for unwinding after a day spent in the great outdoors. The bathroom is located conveniently near the common living areas and includes a tub, vanity, and storage space. The property is desirable as it already includes power, an excellent well & propane heat indoors. There are multiple storage sheds in the yard for firewood or your toys. While modest, the cabin adds recreational value or can be used while building your dream home in the already cleared area. Adding to the properties appeal is that it sits at the end of a dead end road & it backs onto crown land. Whether you're searching for a peaceful weekend retreat or a year-round escape to nature, this properties

proximity to Cochrane provides the perfect blend of simplicity, and a chance to unwind. The well has a pump and is steps away from the cabin but currently not hooked up to the cabin. With over 19 acres you have plenty of space for the children or pets to roam outside, and your own supply of wood to heat the cabin. PLEASE NOTE: if your getting financing you would need a minimum of 20% down. There is also no septic system on the property. Call to book a showing today!