



GRASSROOTS
REALTY GROUP

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282167 Range Road 53
Rural Rocky View County, Alberta

MLS # A2240184



\$1,149,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,477 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	20.09 Acres		
Lot Feat:	Dog Run Fenced In, Level, No Neighbours Behind, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Fridge & freezer in shop/Refrigerator, Gas heater in boot room, All sheds in yard, 4 TV mounts, All benches & shelving stay in the shop.

Situated on 20 private acres of Agricultural land backing directly onto 320 acres of lease Crown land, this property offers a rare blend of natural beauty, space, and functionality. Surrounded by mature trees and wide-open clearings, the land is a mix of forested areas and usable open space. A gravel driveway winds through the lot, providing access to the main home, outbuildings, and multiple utility-serviced locations, making it perfect for RV guests or expansion. With no neighbors to the West, the setting offers uninterrupted access to nature and exceptional privacy. The property includes a horse shelter, small animal barn, chicken coop, multiple storage sheds (including one with a dog run), and a 36' x 20' heated shop with an upper mezzanine—ideal for projects, storage, or workspace. The log home features expansive decking, including a large south-facing deck with a built-in hot tub, pergola, TV screen, and projector. Inside, you'll find a spacious boot room, granite kitchen with gas stove, center island, stainless steel appliances, and an open dining/living area. A main-floor bedroom (or potential family room) offers flexibility. Upstairs includes the primary bedroom, TV room, and full ensuite, while the lower level adds two more bedrooms, a large bathroom, 9-ft ceilings, and in-floor heat. Located just 20 minutes from Cochrane, this one-of-a-kind acreage is ready for those seeking space, privacy, and direct access to the outdoors.