



**GRASSROOTS**  
REALTY GROUP

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**280227 Range Road 54**  
**Rural Rocky View County, Alberta**

**MLS # A2263342**

**\$1,370,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Quad or More Detached, RV Access/Parking, RV G		
<b>Lot Size:</b>	23.35 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Level, Many Trees, Meadow, Native Plants, No Neighbours Be		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	Murphy Bed, Awnings, Riding Mower, Garden(Hay) Shed, Alarm Hardware(As-Is), 2x Livestock Waterer(No Heaters), Generator.		

Just 35 Minutes from Cochrane ; 55 Minutes to the Rockies! Discover the perfect blend of natural beauty, privacy, and functionality in this incredible 23.4 acre ranch located northwest of Cochrane on scenic Grand Valley Road. Whether you're a horse enthusiast, outdoor adventurer, or a business owner needing shop space, this property offers an unparalleled lifestyle. This well-maintained bungalow has some wonderful features starting with 1,530 Sq Ft on the main level, a gorgeous living room and dining area, and 2 spacious main-floor bedrooms each with its own ensuite bathroom. An updated kitchen with a butcher block island and modern finishes and an additional full bathroom complete that level . You find a 3rd bedroom, family room, and bathroom in the fully developed walkout level for extra space. Enjoy the Expansive windows on both levels offering stunning panoramic views of the surrounding countryside and the fully developed walkout level, providing flexible living or entertainment space. The huge deck with custom awnings is just perfect for unwinding and enjoying the local wildlife. There are no shortage of EQUESTRIAN FACILITIES like a horse barn and riding arena. The heated 3 stall horse barn has a tack room along with room for feed storage and your tractor! Direct access to hundreds of acres of Crown land with world-class trail riding right at your doorstep. Fenced and cross-fenced areas ideal for horses or other livestock. There are other EXCEPTIONAL OUTBUILDINGS including a massive 40' x 80' shop/storage building with 12-foot doors&mdash;perfect for equipment storage, a mechanical business, or recreational use. A PRIME LOCATION AND ACCESS on paved route to the property on Grand Valley Road. Quick commute to Cochrane (35 mins) and only 55 minutes to the majestic Rocky Mountains. Surrounded by nature, with

abundant wildlife and endless recreation opportunities. This is more than just a home, it's a gateway to a lifestyle of freedom, adventure, and possibility.