



263042 Range Road 43
Rural Rocky View County, Alberta

MLS # A2292562



\$1,199,900

Division:	Cochrane Lake		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,732 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Shared Driveway, Triple Garage Detached		
Lot Size:	8.06 Acres		
Lot Feat:	Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Views		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Outbuildings, pool table w accessories, hot tub, firewood, TV and mount on main floor, projector AS IS (never used), garage fridge, infloor heat AS IS (hot water tank will need to be replaced)

Welcome to an exceptional acreage opportunity offering space, privacy & breathtaking scenery. This beautifully renovated walkout bungalow sits on 8.06 picturesque acres & captures stunning, unobstructed mountain views right from every level of the home. Whether you're looking for a peaceful country retreat, space for animals, or room for your family to grow, this property offers the perfect blend of comfort, functionality & rural charm. Inside, the home features 6 spacious bedrooms & a thoughtfully updated interior designed for modern living while embracing the warmth of country life. The kitchen speaks for itself with a massive island, quartz counters, tons of cabinetry, pantry & a coffee station area, This kitchen effortlessly blends highend modern utility with the rugged, organic textures of a mountain retreat. The open-concept design is defined by its crisp white cabinetry, dark stone surfaces, and a striking floor-to-ceiling fieldstone feature wall. All the bathrooms have been updated & in convenient locations. Large windows fill the home with natural light & perfectly frame the sweeping mountain views, creating a bright & inviting atmosphere throughout the main living areas. 3 cozy fireplaces bring ambience to every level of this home. 2 wood burning fireplaces and one natural gas fireplace. The layout offers both comfortable everyday living & plenty of space for entertaining family and friends. There are 3 decks to enjoy the outdoor life and views. The walk-out basement provides additional versatile living space with direct access to the outdoors, making it ideal for gatherings, extended family living, a recreation area, media room & a private retreat for guests. With multiple living spaces and generous bedroom sizes, the home offers flexibility to suit a variety of lifestyles. Step outside and experience the true beauty of acreage living. The 8.06-acre parcel offers

wide open space, privacy & endless potential for outdoor enjoyment. The property has been home to cows, donkeys & chickens, making it well suited for hobby farming or those who appreciate the charm & rewards of rural life. There's a 20x50ft garden area, gazebo and additional outbuildings. Imagine starting your mornings with coffee while watching the sunrise over the mountains & ending your evenings under expansive prairie skies. With incredible views, room for animals & a beautifully updated home already in place, this property offers a rare opportunity to enjoy the best of country living while still being within reach of nearby amenities. Acreage properties like this are increasingly hard to find offering the perfect combination of land, views & a move-in-ready home. Whether you're dreaming of a hobby farm, a private family retreat, or simply more space to live and breathe, this remarkable property delivers a lifestyle that is truly special. Roof 15 years old, septic field/tank 2022, furnace 2023, H2O tank 2025