



52120 Township Road 283
Rural Rocky View County, Alberta

MLS # A2300859



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,177 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Garage Faces Front, Gravel Driveway, Heated Garage, O		
Lot Size:	19.85 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Few Trees, Front Yard, Garden, Lawn, Mar		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-28-5-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected

Features: Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: second dishwasher, cabinets in garage, tv wall mounts

Discover your own private paradise on this stunning 19.85-acre estate, where the Dogpound Creek meanders through a park-like landscape at the rare convergence of lush forest, rolling foothills, and tranquil water features. This beautifully updated walkout bungalow offers a sprawling 4,195 square feet of developed living space, featuring 5 spacious bedrooms and 4 updated bathrooms that provide a cohesive feel throughout. Recent transformations include the addition of a second kitchen and a luxurious second primary suite in the walkout basement—perfect for multi-generational living—while the main level shines with stunning a-frame style living room overlooking your land, and a 2020 exterior overhaul consisting of a new roof, gutters, and a complete deck rebuild. Nestled within a forest of aspen, spruce, and pine, the property is a haven for local bird species and an equestrian’s dream, boasting full fencing, three paddocks, horse shelter, hay shed and an automatic watering system across beautiful undulating terrain. Perfectly positioned for families, you are located on bus route just 15 minutes from the highly regarded Westbrook School, and the home is rounded out by an oversized, heated attached triple garage. This rare sanctuary perfectly balances secluded country living with everyday accessibility, only 30 minutes to Cochrane, a lifestyle that is truly second to none.