



**GRASSROOTS**  
REALTY GROUP

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**54111 TWP 263**  
**Rural Rocky View County, Alberta**

**MLS # A2177950**



**\$3,980,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Triple Garage Detached		
<b>Lot Size:</b>	92.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond,		

<b>Heating:</b>	Central, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Other	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	17-26-5-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub		
<b>Inclusions:</b>	appliances		

92.91 acres with two titles, water front ranch on the Bow River in Cowboy Country, great family compound, Investment, Homes, possible subdivision but has not been applied for, minutes west of Cochrane and 45 minutes to Canmore Banff, Mountain Views, Valley Views, and River Views. All this for less than \$50,000 per acre, rare to find private property with all these natural features less than hour from Calgary.