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265115 Range Road 55 Rural Rocky View County, Alberta

MLS # A2253439



\$1,588,888

NONE

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Type:	Residential/Manufactured House				
Style:	Acreage with Residence, Modular Home				
Size:	1,530 sq.ft.	Age:	2018 (7 yrs old)		
Beds:	3	Baths:	2		
Garage:	Driveway, Gravel Driveway, Outside, Parking Pad				
Lot Size:	119.50 Acres				
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Pasture, Secluded, S				

Heating:	Forced Air, Natural Gas	Water:	Well	
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	None	LLD:	31-26-5-W5	
Exterior:	Vinyl Siding	Zoning:	A-SML	
Foundation:	Piling(s)	Utilities:	Electricity Paid For	
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)			

Division:

Inclusions:

N/A

This autumn treat yourself to fall colours, crisp fresh air & views as far as the eye can see… Truly this unique property is a must see&hellip:.. Surrounded by Natural Beauty don't miss out on this rare opportunity to be the lucky new owners of this picturesque, tranquil piece of Heaven! Tucked away from all the hustle & bustle of the city, your new peaceful lifestyle awaits you….. Custom Built Manufactured Ranchstyle layout home sits above your sprawling 119.50+/- acres of land with Eagle eye view of the Majestic Rocky Mountains & expansive valley views. This 3 bedroom/2 bath boasts a spacious living space, vaulted ceilings & ample windows filtering abundance of natural light throughout. The main living area is an open floorplan with stylish kitchen including custom cabinetry & counter tops, over sized island with eat up bar, subway tile back splash, stainless steel appliances, patio doors accessing North side. Perfect area to prepare meals & enjoy family time as it seamlessly flows to a large living room complete with built in shelving & electronic fireplace incased in earthy grey brick making a cozy atmosphere on those chilly winter evenings. Wide vinyl plank flooring throughout home leads you to your Primary Bedroom on private side, walk in closet & a spa like ensuite complete with dual vanity, walk in shower & a deep soaker tub with large window to take in all your surrounding grandeur. As we move to other end of home you have a spacious foyer & 2nd. Bedroom, step through sliding barn door into your private suite like area complete with family room, 3rd. Bedroom & 4 piece bath. Outside boasts a good sized South facing deck over looking your property & garden area with water feature, ample grazing area for lifestock & large seasonal pond. Property has subdivision potential & will need county approval to be completed for the specific needs of



new owners. Yearly revenue w/Canlin \$3200.00. Property is located 20 mins from Cochrane, 35 mins to city & short drive to Ghost Lake