



THE
A-TEAM

**RE/MAX
FIRST**

251207B RR 50 , Rural Rocky View County T3Z 2K7

MLS® #: **A2095881**

Area: **NONE**

Listing Date: **11/30/23**

List Price: **\$5,700,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$550k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Rocky View County**
Year Built: **0**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Direct Access

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

171

Layout

Beds: **5 (5)**
Baths: **2.0 (2 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer: **Septic System**

Ext Feat:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected

Room Information

Room

Bedroom - Primary

Bedroom - Primary

Bedroom

4pc Bathroom

Level

Second

Main

Main

Main

Dimensions

15`0" x 14`3"

15`8" x 13`2"

12`5" x 12`6"

7`7" x 9`5"

Room

Bedroom

Bedroom

4pc Bathroom

Level

Second

Main

Main

Dimensions

15`1" x 9`9"

12`5" x 9`10"

8`8" x 9`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

A-GEN

Remarks

Pub Rmks:

Welcome to a magnificent 400-acre ranch nestled in the breathtaking foothills of Alberta, on the western periphery of the city of Calgary. This expansive property

boasts 400 acres of contiguous land holdings on 3 separate titles, with an impressive 1.6 miles of frontage along the scenic Jumping Pound Creek. Situated against the stunning backdrop of the Rocky Mountains, this ranch offers a unique blend of natural beauty, ranching infrastructure, and modern amenities. The ranch features a productive hay field spanning 111 acres, capable of yielding up to 400 round bales in a fruitful year. The landscape is crisscrossed with well-maintained fencing, ensuring the efficient management of livestock. Ranching infrastructure includes a barn with 1800 square feet and a fenced barnyard, a pumphouse covering 250 square feet, a grain shed of 300 square feet, a workshop measuring 2000 square feet, a 5-bay garage spanning 4300 square feet, a grain silo, and a charming chicken coop with 200 square feet. An electric waterer in the barnyard adds to the practicality of the ranch. This property also features two well-appointed homes. The main home, spanning 3000 square feet (not including the basement), offers three bedrooms upstairs, two bedrooms on the main floor, and two additional bedrooms in the basement. The main home includes three bathrooms, with two full baths on the main floor and a three-piece bathroom in the basement. The ranch hand home, a cozy 1200 square feet, includes two bedrooms upstairs, one on the main floor, and two bathrooms - a full bath on the main floor and a three-piece bathroom upstairs. A unique feature of this ranch is the cabin, previously used as a bridal suite for hosting wedding events above Jumpingpound Creek. The property showcases a stunning Rocky Mountain backdrop, offering an idyllic setting for both everyday ranching life and special occasions. This ranch is not just a property; it's an opportunity to own a piece of Alberta's rich ranching heritage. With its perfect blend of natural beauty, ranching functionality, and proximity to urban convenience, this property invites you to experience the best of Alberta's foothills living. Property can also be purchased as 231 acres on the East side of the creek, or the 160 acre parcel to the West, price allocations being \$ 3,900,000 for the home quarter with 80 acre parcel or \$1,800,000 for the West quarter (hay producing quarter). See separate listings if a smaller parcel is your preference.

Inclusions:

Property Listed By:

MAIN HOME CHANDELIERS AND FIREPLACE INCLUDING ROCK
Real Estate Centre - Fort Macleod

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











