



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2119176**

Area: **NONE**

Listing Date: **04/01/24**

List Price: **\$3,900,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

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: **10,081,090 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

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

DOM

48
Layout
Beds: **5 (5)**
Baths: **2.0 (2 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`0" x 14`3"	Bedroom	Main	15`8" x 13`2"
Bedroom	Main	12`5" x 12`6"	4pc Bathroom	Main	7`7" x 9`5"
Bedroom	Second	15`1" x 9`9"	Bedroom	Main	12`5" x 9`10"
4pc Bathroom	Main	8`8" x 9`10"			

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
A-GEN

Legal Desc:

Remarks

Pub Rmks:

Welcome to a magnificent 230-acre ranch nestled in the breathtaking foothills of Alberta, on the western periphery of the city of Calgary. This expansive property boasts 230 acres of contiguous land holdings on 2 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 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. Also available to purchase if desired is the adjoining 160 acre parcel to the West, consisting of 111 acres of highly productive Hay land with an additional asking price of \$1,800,000.

Inclusions:

Property Listed By:

all household appliances from both homes

Real Estate Centre - Fort Macleod

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













