



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**265115 55 Range, Rural Rocky View County T4C 1B7**

MLS® #: **A2171901** Area: **NONE** Listing Date: **10/13/24** List Price: **\$1,888,888**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **5,205,420 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,530**  
 Low Sqft:  
 Ttl Sqft: **1,530**

DOM

**112**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Modular Home**

Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Creek/River/Stream/Pond,Farm,Gentle Sloping,Pasture,Secluded,Views**  
 Park Feat: **Gravel Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Open Discharge**  
 Ext Feat: **Balcony,Garden,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source: **Well**  
 Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities: **Natural Gas Paid,Electricity Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>20`5" x 11`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`5" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 12`1"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`5" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 8`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 9`4"</b>

4pc Bathroom  
Foyer

Main  
Main

5`3" x 8`10"  
7`4" x 9`1"

5pc Ensuite bath  
Laundry  
Legal/Tax/Financial

Main  
Main

13`1" x 6`10"  
6`1" x 7`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-SML**

Remarks

Pub Rmks:

**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 livestock & large seasonal pond. Property is in final approval stages of Subdivision & 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 recreational area, for boating, fishing etc. easy access for your weekend mountain adventures. Property's like this are far & few between & this beauty won't last long! Call today to book your private showing! Showings are By Appointment Only.**

Inclusions:  
Property Listed By:

**N/A  
Comox Realty**

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





















