



THE
A-TEAM

**RE/MAX
FIRST**

281118 RANGE RD. 54 , Cochrane T4C 2W1

MLS®#: **A2183393** Area: **NONE** Listing Date: **12/16/24** List Price: **\$1,200,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **909,532 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,719**
 Low Sqft:
 Ttl Sqft: **2,719**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Corner Lot,Creek/River/Stream/Pond,Dog Run Fenced In,Environmental Reserve,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,RV Hookup**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Freezer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`5" x 9`2"	Mud Room	Main	6`2" x 10`11"
Kitchen	Main	15`7" x 13`8"	Living Room	Main	22`3" x 31`0"
Dining Room	Main	23`9" x 13`4"	Bedroom - Primary	Main	20`7" x 13`3"
4pc Ensuite bath	Main	15`6" x 8`1"	Bedroom	Main	17`7" x 16`4"
Den	Main	17`1" x 11`6"	Office	Main	9`4" x 11`0"
3pc Bathroom	Main	9`0" x 6`7"	Laundry	Main	13`5" x 8`6"

Furnace/Utility Room

Main

23`7" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AH

9311962

Remarks

Pub Rmks:

Welcome to 281118 Range Rd 54. This beautiful treed + 20 acre property boasts a picturesque setting for this well maintained bungalow. The house faces a year round pond, with a sitting area, to relax and watch the wildlife from. The well designed home greets you with a large entrance c/w a double closet for your family. Off the entrance is a ample mud room with a vanity & sink plus it's own access to the front deck. Perfect for boots and outdoor gear. Enter into the huge open concept kitchen and living/dining rooms with vaulted ceilings. The gorgeous kitchen boasts granite countertops, tiled backsplash, lots of cabinets, with under cabinet lighting, for all your storage needs. The stainless steel appliances include the fridge, microwave, dishwasher and an induction stovetop oven. The extensive living room presents a 3 sided tiled gas fireplace. This bright south facing room is filled with lots of picture windows. The large dining room is also surrounded by picture windows and has access to the deck. The expansive primary bedroom, off the living room, includes a 4 piece ensuite and walk-in closet. The 2nd generous bedroom also has a walk-in closet and a cheater door leading to the main 3 piece bathroom. There is a considerable sized den or for a media/exercise/family room. There is a roomy office to keep you organized. The functional laundry/utility/mechanical room has a vanity c/w a laundry sink, utility closet with central vacuum attachments and storage. The closet houses the hot water tank and furnace. The attached double garage is insulated and drywalled. The storage/utility room at the back of the garage is heated. The property is fenced and cross fenced with 1 horse waterer on the west side of the property. There is a RV site at the east entrance (off Grand Valley). Plus the 320 acre Pernaud Park and thousands of acres of Crown Land c/w horse riding trails are just down the road. A delightful property to call home.

Inclusions:
Property Listed By:

**auto-waterer, snow plow truck, riding lawn mower, garage fridge
Royal Lepage Tamarack Trail Realty**

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









