



THE
A-TEAM

**RE/MAX
FIRST**

231197 RANGE ROAD 54 , Rural Rocky View County T0L 0K0

MLS® #: **A2195864**

Area: **NONE**

Listing Date: **02/19/25**

List Price: **\$1,499,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **1980**
Lot Information
Lot Sz Ar: **476,982 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **2,611**
Low Sqft:
Ttl Sqft: **2,611**

476,982 sqft

**Back Yard,Front Yard,Irregular Lot,Many Trees,Private,Secluded,See Remarks
Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Family Room	Main	21`0" x 16`1"
Laundry	Main	11`10" x 11`3"
Mud Room	Main	9`0" x 6`0"
Furnace/Utility Room	Main	7`5" x 4`4"
Bedroom	Second	15`2" x 11`9"
4pc Bathroom	Basement	0`0" x 0`0"
Game Room	Basement	22`5" x 20`4"
Storage	Basement	4`7" x 4`0"

Room	Level	Dimensions
Dining Room	Main	14`9" x 9`8"
Kitchen	Main	16`9" x 11`8"
Living Room	Main	19`11" x 19`3"
Office	Main	15`2" x 11`9"
6pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	20`0" x 14`6"
Bedroom	Basement	11`9" x 9`9"
Storage	Basement	17`10" x 9`8"
Furnace/Utility Room	Basement	8`3" x 5`3"

DOM

45
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey,Acreage
with Residence**

Parking

Ttl Park: **8**
Garage Sz: **3**

Bedroom **Basement** **14`0" x 8`11"** Legal/Tax/Financial

Title: Zoning: R-1
Fee Simple
Legal Desc: **0512647**

Remarks

Pub Rmks: **Discover a rare gem in West Bragg Creek, where larger horse-ready properties are seldom found. This expansive 10.95-acre estate is nestled among mixed woodlands, offering a serene escape perfect for equestrian enthusiasts. The home is well-maintained, in excellent condition, and completely turn-key, providing over 4,900 sq. ft. of thoughtfully designed space. Step inside to find hardwood floors, vaulted ceilings, and walls of windows that frame breathtaking views. The living room features a gas fireplace with custom built-ins, creating a warm and inviting atmosphere. The spacious and bright kitchen is outfitted with granite countertops, newer appliances, and a walk-in pantry, while the adjacent dining room opens onto a terraced deck—perfect for enjoying the outdoors. A versatile hobby/playroom provides space for both active children and quiet retreat. The main level also includes a large laundry room with newer appliances, a 3-piece bathroom, a den, and direct access to a massive 3-car attached garage. Upstairs, the king-sized primary bedroom offers a luxurious 6-piece en-suite, alongside a second bedroom. The walk-out lower level doesn't disappoint, featuring 9-foot ceilings, a family room, two additional bedrooms, a 4-piece bathroom, and ample storage. For those who value connectivity, the home is equipped with high-speed Starlink internet, enhanced by a mesh WiFi network, ensuring strong and reliable coverage throughout the house and barn—even in this rural paradise. Outside, the property is fully fenced and cross-fenced, with riding trails and a well-equipped barn that includes a tack room, hay storage, and extra space for hobbies or equipment. One of the most coveted features of this property is its direct access to the Trans Canada Trail, allowing you to ride your horse straight into the Kananaskis trail system—no trailering required. Whether you prefer horseback riding, biking, or hiking, this location is truly a dream for outdoor enthusiasts. Despite its peaceful seclusion, the property is just minutes from the Hamlet of Bragg Creek and offers a quick commute to Calgary and Cochrane, striking the perfect balance between privacy and convenience. Additional amenities include a corral, two exterior stalls, and scenic trails throughout, all supported by a comprehensive water well system. This is a truly special place—one that you and your family will be proud to call "Home".**

Inclusions: **Starlink system including TP-Link Omada mesh network, starlink dish and router, Omada WiFi Ports.**
Property Listed By: **Real Estate Professionals Inc.**

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













