

45064 Twp Rd 280
Rural Rocky View County, Alberta

MLS # A1112937



\$3,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,490 sq.ft.	Age:	1999 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	476.91 Acres		
Lot Feat:	Irregular Lot, Landscaped, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	6-28-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Heating Paid For, Electricity Paid For, Phone Paid For
Features:	Vaulted Ceiling(s)		

Inclusions: -

This 477 +/- acre trophy ranch is located just 15 minutes from Cochrane and overlooks the Wildcat Hills with OUTSTANDING MOUNTAIN VIEWS. The three quarter sections are regularly and meticulously maintained by the owners year-round. There is an 80x180 RIDING ARENA with 6 stall HORSE BARN and a 40x80 HEATED SHOP with 16' doors – both are in excellent condition. The land is in tame hay (130 acres +/-) and pasture (320 acres +/-), and is FENCED and CROSS-FENCED for game and bison. Property includes three horse paddocks with water hydrants and two automatic livestock waterers. The walk-out bungalow was originally built in 1999 and is being sold in "as-is" condition. It is solidly built but needs updating, or could be torn down to make way for a brand new home! The primary well produces 10 GPM with a secondary well producing 2.5 GPM. With pavement to the driveway and location in a GORGEOUS AREA of the foothills, this one-of-a-kind property must be seen to truly be appreciated. All three sections must be sold together.