

**264049 RANGE RD 41 Range
Rural Rocky View County, Alberta**

MLS # A2293964



\$3,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,559 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	25.62 Acres		
Lot Feat:	Corner Lot, Farm, Garden, Many Trees		

Heating:	Central, Fireplace(s)	Water:	Private
Floors:	Carpet, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: NONE

INVESTOR, DEVELOPER ALERT!!!! Discover an extraordinary opportunity with mountain view, to own 25.62 acres WITH BEAUTIFUL BUNGLOW With awe-inspiring mountain views, ideally located just east of Cochrane Lake. Conveniently accessible from Calgary via Highway 1 or 1A ,west to Highway 22, this property offers the perfect blend of peaceful and accessibility. This parcel is ideal for INVESTORS, DEVELOPERS, or those looking to create a PRIVATE FAMILY ESTATE surrounded by breathtaking natural beauty.

The existing walk-out bungalow is thoughtfully designed to capture the stunning mountain views from every angle. Inside, you'll find a bright and open layout featuring VAULTED CEILINGS, generous room sizes, and a warm, inviting atmosphere throughout. The home includes: 4 Spacious bedrooms, 3 full bathrooms, 3 spacious living areas, 2 dining areas , in-floor heating for year-round comfort. This also includes a large detached double garage or shop sized 46x36ft. Enjoy the serenity of country living without sacrificing modern comforts. Whether you're relaxing indoors or taking in the sweeping views outside, this property offers a lifestyle that's truly second to none. 25.62 acres of land of 6 LOTS was conditionally approved(has been expired). Opportunities like this don't come often—book your private showing with your favorite Realtor before it's gone.