

# \$3,980,000 - 54111 Twp 263, Rural Rocky View County

---

MLS® #A2177950

**\$3,980,000**

3 Bedroom, 2.00 Bathroom, 2,113 sqft

Residential on 92.00 Acres

NONE, Rural Rocky View County, Alberta

92.91 acres with two titles, water front ranch on the Bow River in Cowboy Country, great family compound, Investment, Homes, possible subdivision but has not been applied for, minutes west of Cochrane and 45 minutes to Canmore Banff, Mountain Views, Valley Views, and River Views. All this for less than \$50,000 per acre, rare to find private property with all these natural features less than hour from Calgary.

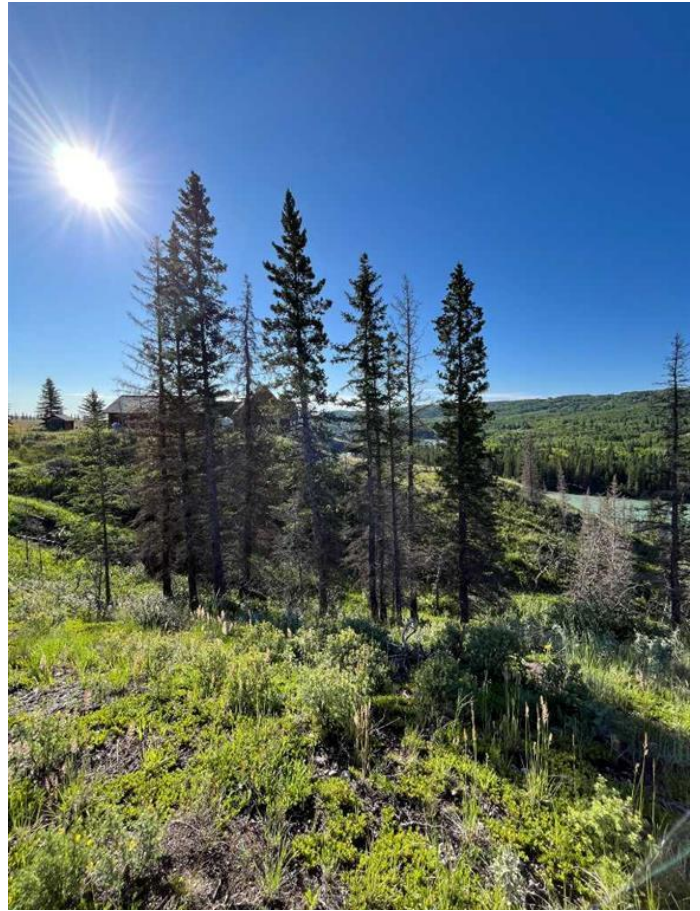
Built in 2000

## Essential Information

MLS® #	A2177950
Price	\$3,980,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,113
Acres	92.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	54111 Twp 263
Subdivision	NONE



City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T4C 2E9

**Amenities**

Utilities Electricity Connected, Natural Gas, High Speed Internet Available, Sewerage  
Parking Spaces 8  
Parking Additional Parking, Triple Garage  
# of Garages 3  
Is Waterfront Yes

**Interior**

Interior Features High Ceilings, Open Floorplan  
Appliances Built-In Oven, Electric Cooktop, Microwave Hood Fan, Washer/Dryer  
Heating Central, Natural Gas, Wood Burning  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Double Sided, Family Room, Wood Combustion  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walkout

**Exterior**

Exterior Features Balcony, Garden, Private Entrance  
Lot Description Back Yard, Backs of House, Creek/River/Stream/Pond, No Fences, Private, Rolling Slope, Secluded  
Roof Asphalt Shingle  
Construction Log  
Foundation Poured Concrete

**Additional Information**

Date Listed March 4th, 2025  
Days on Market 116  
Zoning agricultural



**Listing Details**

Listing Office                      MaxWell Capital Realty

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.