

# \$1,370,000 - 280227 Range Road 54, Rural Rocky View County

MLS® #A2263342

**\$1,370,000**

3 Bedroom, 4.00 Bathroom, 1,531 sqft  
Residential on 23.35 Acres

NONE, Rural Rocky View County, Alberta

Just 35 Minutes from Cochrane ; 55 Minutes to the Rockies! Discover the perfect blend of natural beauty, privacy, and functionality in this incredible 23.4 acre ranch located northwest of Cochrane on scenic Grand Valley Road.

Whether you're a horse enthusiast, outdoor adventurer, or a business owner needing shop space, this property offers an unparalleled lifestyle. This well-maintained bungalow has some wonderful features starting with 1,530 Sq Ft on the main level, a gorgeous living room and dining area, and 2 spacious main-floor bedrooms each with its own ensuite bathroom. An updated kitchen with a butcher block island and modern finishes and an additional full bathroom complete that level . You find a 3rd bedroom, family room, and bathroom in the fully developed walkout level for extra space. Enjoy the Expansive windows on both levels offering stunning panoramic views of the surrounding countryside and the fully developed walkout level, providing flexible living or entertainment space. The huge deck with custom awnings is just perfect for unwinding and enjoying the local wildlife. There are no shortage of EQUESTRIAN FACILITIES like a horse barn and riding arena. The heated 3 stall horse barn has a tack room along with room for feed storage and your tractor! Direct access to hundreds of acres of Crown land with world-class trail riding right at your doorstep. Fenced and cross-fenced areas



ideal for horses or other livestock. There are other EXCEPTIONAL OUTBUILDINGS including a massive 40' x 80' shop/storage building with 12-foot doorsâ€”perfect for equipment storage, a mechanical business, or recreational use. A PRIME LOCATION AND ACCESS on paved route to the property on Grand Valley Road. Quick commute to Cochrane (35 mins) and only 55 minutes to the majestic Rocky Mountains. Surrounded by nature, with abundant wildlife and endless recreation opportunities. This is more than just a home, it's a gateway to a lifestyle of freedom, adventure, and possibility.

Built in 1998

### Essential Information

MLS® #	A2263342
Price	\$1,370,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,531
Acres	23.35
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	280227 Range Road 54
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W1

### Amenities

Parking Double Garage Attached, Quad or More Detached, RV Access/Parking, RV Garage

# of Garages 6

### **Interior**

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Wood Counters

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Awning(s), BBQ gas line, Garden

Lot Description Garden, Lawn, Level, Many Trees, No Neighbours Behind, Pasture, Treed, Views, Meadow, Native Plants, Wooded

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 14th, 2025

Zoning A-SML

### **Listing Details**

Listing Office Royal LePage Benchmark

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