$1,149,000 - 282167 Range Road 53, Rural Rocky View County

MLS® #A2240184

$1,149,000
3 Bedroom, 3.00 Bathroom, 1,477 sqft
Residential on 20.09 Acres

NONE, Rural Rocky View County, Alberta

Situated on 20 private acres of Agricultural land backing directly onto 320 acres of lease Crown land, this property offers a rare blend of natural beauty, space, and functionality. Surrounded by mature trees and wide-open clearings, the land is a mix of forested areas and usable open space. A gravel driveway winds through the lot, providing access to the main home, outbuildings, and multiple utility-serviced locations, making it perfect for RV guests or expansion. With no neighbors to the West, the setting offers uninterrupted access to nature and exceptional privacy. The property includes a horse shelter, small animal barn, chicken coop, multiple storage sheds (including one with a dog run), and a 36' x 20' heated shop with an upper mezzanineâ€”ideal for projects, storage, or workspace. The log home features expansive decking, including a large south-facing deck with a built-in hot tub, pergola, TV screen, and projector. Inside, you'll find a spacious boot room, granite kitchen with gas stove, center island, stainless steel appliances, and an open dining/living area. A main-floor bedroom (or potential family room) offers flexibility. Upstairs includes the primary bedroom, TV room, and full ensuite, while the lower level adds two more bedrooms, a large bathroom, 9-ft ceilings, and in-floor heat. Located just 20 minutes from Cochrane, this one-of-a-kind acreage is ready for those seeking space, privacy, and direct access to

the outdoors.

Built in 2008

Essential Information

MLS® #	A2240184
Price	$1,149,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	20.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	282167 Range Road 53
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W1

Amenities

Parking	RV Access/Parking

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage, RV Hookup
Lot Description	Level, No Neighbours Behind, Private, Dog Run Fenced In, Secluded
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	21
Zoning	A-SML

Listing Details

Listing Office	Royal LePage Benchmark

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