

# \$3,400,000 - 42053 Township Road 252, Rural Rocky View County

MLS® #A2163304

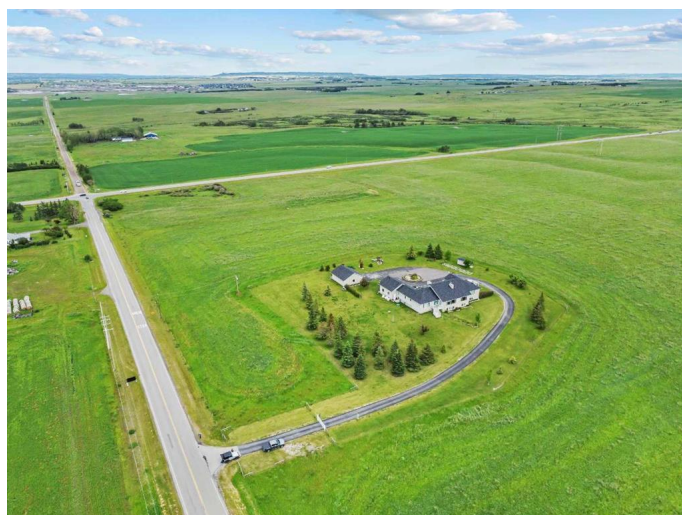
**\$3,400,000**

5 Bedroom, 4.00 Bathroom, 4,448 sqft  
Residential on 158.15 Acres

NONE, Rural Rocky View County, Alberta

Price adjusted as seller is motivated for quick sale. This stunning, custom-built 4,448 SqFt bungalow is set on a sprawling 158-acre lot, offering both convenience and serene country living. With fully paved access from Township Road 252, the home is located just 10 minutes south of Cochrane, 15 minutes from Calgary city limits, and an hour's drive to Banff, providing the perfect balance of rural tranquility and urban convenience. Featuring an open floor design, the house offers 5 spacious bedrooms, a fully furnished 3,650 SqFt basement, suited, and a double detached garage. Modern comforts include two furnaces, two hot water tanks, a water conditioning unit, and in-floor heating, all contributing to a cozy and efficient living experience. The main floor boasts two luxurious five-piece bathrooms, each equipped with a tub, shower, toilet, and double sinks, ensuring convenience for the entire household. Step outside to enjoy the private yard and a beautiful balcony that offers stunning views of the surrounding countryside. This property promises an elevated lifestyle, combining luxury, expansive land for farming, and unbeatable proximity to urban amenities, making it an ideal retreat in Rocky View County.

Built in 1995



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2163304                         |
| Price          | \$3,400,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 4,448                            |
| Acres          | 158.15                           |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 42053 Township Road 252 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2Z2M2                  |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Bookcases, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Microwave, Microwave Hood Fan, Portable Dishwasher, Window Coverings  |
| Heating           | Forced Air, Natural Gas, In Floor  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Balcony, Courtyard, Fire Pit, Garden, Private Yard

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 6th, 2024

Days on Market 186

Zoning A-GEN

## Listing Details

Listing Office RE/MAX Complete Realty

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