



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



Main Photo

### Property Description

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 mezzanine—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.



REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

Courtesy Of: Royal LePage Benchmark



P: