

\$1,490,000 - 261164 Range Road 40, Rural Rocky View County

MLS® #A2200865

\$1,490,000

4 Bedroom, 2.00 Bathroom, 1,299 sqft
Residential on 20.02 Acres

NONE, Rural Rocky View County, Alberta

Opportunity knocks! This original 20 acre homestead adjacent to Cochrane offers endless opportunities for small scale agriculture or future development. With incredible mountain views and a sheltered yard filled with mature trees and historic farm buildings, this is a property where memories can be made that will last a lifetime. The 4 bedroom bungalow is a well maintained farmhouse with 2 bedrooms and 1 bathroom on the main floor with 2 more bedrooms and a 3 piece bathroom on the lower level. A cozy wood burning fireplace, country kitchen and a practical layout makes this versatile home perfect for those who enjoy a quiet rural lifestyle. Outside there is a double detached heated garage (26'x26') plus a fantastic 36' x 66' quonset for your vehicles and toys. An original dairy barn, several additional outbuildings and 3 automatic waterers provide options for livestock (9 animal units allowable on this parcel size per RVC bylaws). The property is zoned Agricultural - Small Parcel District which offers many potential uses and has 2 drilled wells plus an old hand dug well near the barn (no longer in use). On the West side of the house is a wonderful garden area surrounded by trees for wind protection with a small greenhouse. With so many special features, this farm must be seen to be appreciated. GST is applicable. Viewings by appointment only.



Built in 1963

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2200865 |
| Price | \$1,490,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,299 |
| Acres | 20.02 |
| Year Built | 1963 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 261164 Range Road 40 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2X9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Many Trees, Pasture |
| Roof | Asphalt Shingle |
| Construction | Mixed, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 22 |
| Zoning | A-SML |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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