

\$2,500,000 - 42053 Township Road 252, Rural Rocky View County

MLS® #A2205371

\$2,500,000

5 Bedroom, 4.00 Bathroom, 4,448 sqft
Residential on 155.00 Acres

NONE, Rural Rocky View County, Alberta

Your Dream Home awaits!!! Great location for this beautiful custom-built on 155 acres, only 15 minutes to Calgary and 5 minutes south of Cochrane, with fully paved access from Township Road 252.

A Bungalow offering 4,448 Sq Ft on the main level, showcasing open concept living, with 2 bedrooms, 2 luxurious 5pc bathrooms, a 2pc bathroom, and a beautiful balcony that offers stunning views of the surrounding countryside; PLUS 3,650 Sq Ft on the fully finished basement that could be suited with 3-bedrooms and a 4pc bathroom.

This home is equipped with 2 furnaces, 2 hot water tanks, a water conditioning unit, and in-floor heating, allowing enjoyment to a cozy and efficient living experience. There is a Detached Double Garage and a Guest House with 10' ceiling height, including a kitchen for the comfort of your visitors. This property is the ideal combination of luxury, expansive land for farming, and unbeatable proximity to urban amenities. A must see and priced to sell.

Built in 1995

Essential Information

MLS® #	A2205371
Price	\$2,500,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,448
Acres	155.00
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	Bookcases, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Portable Dishwasher
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	10
Zoning	A-GEN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.