

# \$3,300,000 - 271165 Range Road 60, Rural Rocky View County

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MLS® #A2214319

**\$3,300,000**

5 Bedroom, 4.00 Bathroom, 2,457 sqft  
Residential on 161.00 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 161 acres of paradise tucked away from any neighbors with mountain views and only 20 minutes from Cochrane. It feels like your living in a national park with the trees and views, but it could be your own private land. You are sure to be impressed with this reverse walk-out Bungalow built into the hillside with over 4600 sq ft of living space, attached oversized double garage plus shop. Incredibly well build starting with ICF foundation walls right up to the rafters. Poured concrete floors on each level with in-floor heat and concrete tile roof. The main floor features a massive wood burning rock facing fireplace that warms up the Great room with the tall barreled ceiling and enjoys the mountain views. Tucked behind the fireplace is the dining room. The kitchen features lots of cabinets and counters and a commercial gas Stove with a double oven. Breakfast nook overlooks the deck and views. Next is the Bonus room with electric fireplace and wall units making this a great TV room. From here step out onto the incredible wrap-around covered deck. On the south side enjoy the mountain views and overlook your own paradise. Trust me this is a special place to relax and enjoy nature as it unfolds before your eyes. On the north side step down onto the massive patio area to enjoy large family gatherings. Back in the house past the Great room is an office and the Master bedroom with



a walk-in closet and ensuite featuring a large jetted soaker tub and tiled steam shower and double sinks. Don't miss the sitting room for reading your favorite book. The lower level features 4 large bedrooms, high ceilings, a large family room, laundry area, and large entrance with slate flooring. The oversized heated double attached garage with high ceilings makes a great hobby room or park two vehicles in the 24 x 24 ft space. Check out the 32 x 24 ft heated shop with mezzanine and lots of storage yard space. All this and still 161 acres of land to explore. Call for your personal viewing today!

Built in 2000

### **Essential Information**

MLS® #	A2214319
Price	\$3,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	161.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	271165 Range Road 60
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0W0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Steam Room
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Great Room, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	See Remarks, Walk-Out

## Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Gentle Sloping, Treed
Roof	Clay Tile
Construction	Stucco
Foundation	ICF Block

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	69
Zoning	A-SML

## Listing Details

Listing Office	Royal LePage Benchmark
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