

\$1,829,000 - 285080 Range Road 35, Rural Rocky View County

MLS® #A2219932

\$1,829,000

3 Bedroom, 2.00 Bathroom, 1,235 sqft
Residential on 160.00 Acres

NONE, Rural Rocky View County, Alberta

A rare opportunity to own a full quarter section—160 acres of clean, well-maintained land in Rocky View County. Zoned General Agricultural with no rights-of-way or land restrictions, this property offers true ownership freedom in one of Alberta’s most desirable rural areas. Located just 51 minutes from downtown Calgary and within easy reach of Airdrie, Cochrane, and Crossfield, it combines quiet country living with practical access to town services. The land itself is gently rolling with rich, crop-cycled soil—ideal for grain, hay, pasture, or mixed farming. It’s been carefully looked after and is ready to support both small and large-scale agricultural use. Whether you’re running cattle, rotating crops, or looking at long-term stewardship, this land is built for it. The 1,200+ sq ft bungalow is practical and comfortable, with 2+1 bedrooms and thoughtful updates that make it move-in ready. It’s a solid home base for day-to-day operations or a place to stay while you plan your next build. Supporting infrastructure includes a large, heated shop with oversized door and 220 power—ideal for equipment, repairs, or workshop space. Several powered outbuildings, including a versatile 6-bay barn, provide flexibility for livestock, storage, or additional farm use. A recently tested water well delivers excellent water quality, suitable for household, livestock, or irrigation needs. A simple but sturdy gazebo



adds a nice touch for relaxing or hosting family gatherings, with wide-open views of the countryside and the Rockies on the horizon. This is a property with real potential—usable, well-situated land with infrastructure already in place. Whether you're expanding an existing operation, starting fresh, or securing land for future generations, this quarter section offers lasting value and a rare level of freedom.

Built in 1977

Essential Information

MLS® #	A2219932
Price	\$1,829,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	160.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	285080 Range Road 35
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0R0

Amenities

Parking	Double Garage Detached, RV Access/Parking, Single Garage Detached
# of Garages	3

Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Farm, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Brick/Mortar

Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	A-GEN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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