

\$1,190,000 - 50015 Township Road 282 Road, Rural Rocky View County

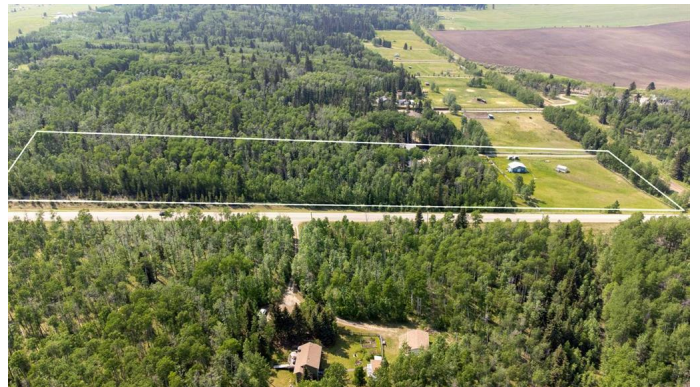
MLS® #A2228945

\$1,190,000

4 Bedroom, 3.00 Bathroom, 1,588 sqft
Residential on 10.02 Acres

N/A, Rural Rocky View County, Alberta

You will never want to leave home! Located only 20 minutes from Cochrane, enjoy peace and serenity along with modern comforts at this 10 acre hobby farm. Total living space is 3250 sq ft, with four bedrooms (potentially five bedrooms) and three bathrooms. Previously owned by a registered herbalist, there are numerous garden areas and raised beds. The 1991 double wide home is 1588 sq ft and offers three bedrooms, 2 bathrooms, a large entryway, and a huge deck from which you can access the gardens. The detached double garage is heated, with a separate 373 sq ft workshop area that has a wood stove. The garage and workshop both have sinks. Above the garage is a legal 1293 sq ft 1 bed 1 bath suite with vaulted ceilings, large windows, front and back decks, and spacious kitchen, dining room and living areas. The lower part of the property is fenced with several paddocks, a barn with hot water, heat and power, two animal shelters, and a lovely greenhouse with its own solar ventilation system. Above the dwellings is a quaint chicken coop with tool shed, pond with bridges, firepit, and many garden areas. There is a solar powered security gate at the driveway entrance. This acreage offers many opportunities, including keeping animals, gardening, and enjoying rural living with close proximity to all city amenities.



Built in 1991

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2228945 |
| Price | \$1,190,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,588 |
| Acres | 10.02 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 50015 Township Road 282 Road |
| Subdivision | N/A |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2X3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Gas Range, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Water Softener, Wine Refrigerator |
| Heating | Boiler, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |

| | |
|------------|---------------------------------------|
| Fireplaces | Gas, Living Room, Other, Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Garden |
| Lot Description | Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle Sloping, Pasture |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 29 |
| Zoning | Rural Residential |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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