



## 265115 55 Range Cochrane Alberta

\$1,888,888

Surrounded by Natural Beauty! Don't miss out on this rare opportunity to be the lucky new owners of this picturesque, tranquil piece of Heaven! Tucked away from all the hustle & bustle of the city, your new peaceful lifestyle awaits you..... Custom Built Manufactured Ranchstyle layout home sits above your sprawling 119.50+/- acres of land with Eagle eye view of the Majestic Rocky Mountains & expansive valley views. This 3 bedroom/2 bath boasts a spacious living space, vaulted ceilings & ample windows filtering abundance of natural light throughout. The main living area is an open floorplan with stylish kitchen including custom cabinetry & counter tops, over sized island with eat up bar, subway tile back splash, stainless steel appliances, patio doors accessing North side. Perfect area to prepare meals & enjoy family time as it seamlessly flows to a large living room complete with built in shelving & electronic fireplace incased in earthy grey brick making a cozy atmosphere on those chilly winter evenings. Wide vinyl plank flooring throughout home leads you to your Primary Bedroom on private side, walk in closet & a spa like ensuite complete with dual vanity, walk in shower & a deep soaker tub with large window to take in all your surrounding grandeur. As we move to other end of home you have a spacious foyer & 2nd. Bedroom, step through sliding barn door into your private suite like area complete with family room, 3rd. Bedroom & 4 piece bath. Outside boasts a good sized South facing deck over looking your property & garden area with water feature, ample grazing area for livestock & large seasonal pond. Property is in final approval stages of Subdivision & will need county approval to be completed for the specific needs of new owners. Yearly revenue w/Canlin \$3200.00. Property is located 20 mins from Cochrane, 35 mins to city & short drive to Ghost Lake recreat...

Kitchen 20.42 Ft x 11.83 Ft

Living room 20.42 Ft x 13.83 Ft

Primary Bedroom 14.08 Ft x 12.08 Ft

Family room 17.42 Ft x 10.75 Ft

Bedroom 14.92 Ft x 8.92 Ft

Bedroom 12.75 Ft x 9.33 Ft

4pc Bathroom 5.25 Ft x 8.83 Ft

5pc Bathroom 13.08 Ft x 6.83 Ft

Foyer 7.33 Ft x 9.08 Ft

Laundry room 6.08 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
Comox Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca