

252036 Rge Rd 54A Rural Rocky View County Alberta

$2,250,000

Welcome to an extraordinary opportunity to own 76.4 acres of pristine Alberta land in one of the most coveted locations between Calgary and Canmore. Offering easy access just off Highway 1, this remarkable property combines the convenience of city amenities with the serenity of a private rural retreat. The landscape is as diverse as it is beautiful, featuring a tranquil pond, and a stream meandering through the property, expansive native grasslands, and an aspen grove. Throughout the spring and summer months, vibrant wildflowers blanket the grasslands, creating a stunning natural backdrop. A gentle knoll provides an elevated vantage point where the panoramic mountain views truly come to life, offering an unforgettable setting for your dream home or future vision. The property includes three double-wide ATCO trailers currently utilized as farm buildings, providing valuable storage and utility space, and a well producing at 3 GPM. Adding even more charm is the custom-built chicken coop--an eye-catching structure with such thoughtful craftsmanship and exterior finishing that it looks like a cozy cottage in its own right. Whether you're envisioning a country estate, an equestrian property, agricultural pursuits, or exploring the many discretionary uses available, this exceptional parcel offers incredible flexibility and endless potential. Here, you'll enjoy the best of both worlds: close enough to Calgary for everyday convenience, and just 30 minutes from Canmore and the endless recreation of the Rocky Mountains, yet with the peaceful feeling of being away from it all. Properties of this size, quality, and location are increasingly rare. Seize this opportunity to create a legacy that can be enjoyed for generations to come. This remarkable property is ready to help make your dreams a reality. (id:6769)

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