



251138 Range Road 61 Rural Bighorn No 8 MD of Alberta

\$2,499,000

Exceptionally rare recreational property or Retirement Oasis in a spectacular location adjacent to Kananaskis Country just outside of Canmore off the main highway to Canmore, Banff, and the Rocky Mountains. Adjacent to Kananaskis country with hundred miles of riding trails. THIS RARE 9.88-ACRE PARCEL IS AVAILABLE TO INTERNATIONAL BUYER'S AS IT IS UNDER 10 ACRES. This one-of-a-kind ranch offers an over 1800sq ft WALKOUT CUSTOM BUILT BUNGALOW with oversized double ATTACHED HEATED GARAGE, a MASSIVE 59'9" x 39'11" SHOP with 3 zone in floor heat with partition, a 10' x 20' ft wide garage door, 3-man doors, and a satellite dish and large tv. The Stable is 33'11" x 25'8" with an upper loft 24'10" x 14'7", the Bunk house is 11'3" x 9'4". The property also includes a chicken coop, a green house with water and power, raised beds beside an RV PAD WITH 220-volt hookup next to house, a manmade pond, and a planted vegetable garden next to the stable. This 9.88-acre parcel of land within proximity to a large lake with partial public access, has been lovingly and expertly renovated with numerous upgrades, additions and improvements over the years (see supplements). Located just off highway 1 (Trans Canada), approximately twenty minutes from Calgary and twenty minutes to Canmore, near to Cochrane, Bragg Creek, Springbank Airport, and Calgary International Airport, this exceptional property provides the perfect opportunity for those that want to live just outside Calgary with a short commute to Canmore. Take a maintained gravel road just off the main highway at Sibbald Flats before the Livingstone public 9-hole golf course to your private gated entry. Enter the property on a paved driveway to your fabulous custom built walkout bungalow. As you enter the beautifully manicured and landscaped grounds, you will pass on your left the bunkhouse, chicken coop with 20 hens and a rooster (i...

Listing Presented By:



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<https://www.karenfawcett.ca/>



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4pc Bathroom 8.00 Ft x 9.17 Ft

Dining room 14.67 Ft x 9.92 Ft

Other 5.42 Ft x 6.50 Ft

Dining room 9.67 Ft x 10.00 Ft

Bedroom 15.83 Ft x 13.50 Ft

Foyer 6.83 Ft x 10.50 Ft

Bedroom 10.18 Ft x 12.25 Ft

Kitchen 11.50 Ft x 10.50 Ft

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Recreational, Games room	25.92 Ft x 39.75 Ft	Laundry room	9.67 Ft x 9.25 Ft
Furnace	17.83 Ft x 19.42 Ft	Living room	19.58 Ft x 20.75 Ft
4pc Bathroom	10.33 Ft x 7.92 Ft	Other	10.00 Ft x 45.50 Ft
5pc Bathroom	12.92 Ft x 13.50 Ft	Primary Bedroom	14.42 Ft x 15.42 Ft
Bedroom	14.42 Ft x 12.42 Ft	Other	7.00 Ft x 9.67 Ft