



251207 RR 50 Cochrane Alberta

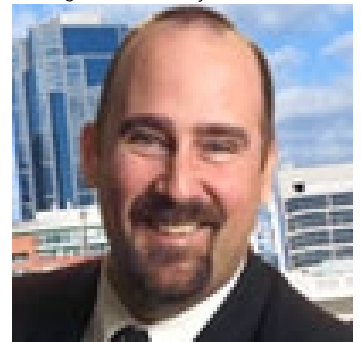
\$6,250,000

Welcome to a magnificent 400-acre ranch nestled in the breathtaking foothills of Alberta, on the western periphery of the city of Calgary. This expansive property boasts 400 acres of contiguous land holdings on 3 separate titles, with an impressive 1.6 miles of frontage along the scenic Jumping Pound Creek. Situated against the stunning backdrop of the Rocky Mountains, this ranch offers a unique blend of natural beauty, ranching infrastructure, and modern amenities. The ranch features a productive hay field spanning 111 acres, capable of yielding up to 400 round bales in a fruitful year. The landscape is crisscrossed with well-maintained fencing, ensuring the efficient management of livestock. Ranching infrastructure includes a barn with 1800 square feet and a fenced barnyard, a pumphouse covering 250 square feet, a grain shed of 300 square feet, a workshop measuring 2000 square feet, a 5-bay garage spanning 4300 square feet, a grain silo, and a charming chicken coop with 200 square feet. An electric waterer in the barnyard adds to the practicality of the ranch. This property also features two well-appointed homes. The main home, spanning 3000 square feet (not including the basement), offers three bedrooms upstairs, two bedrooms on the main floor, and two additional bedrooms in the basement. The main home includes three bathrooms, with two full baths on the main floor and a three-piece bathroom in the basement. The ranch hand home, a cozy 1200 square feet, includes two bedrooms upstairs, one on the main floor, and two bathrooms - a full bath on the main floor and a three-piece bathroom upstairs. A unique feature of this ranch is the cabin, previously used as a bridal suite for hosting wedding events above Jumpingpound Creek. The property showcases a stunning Rocky Mountain backdrop, offering an idyllic setting for both everyday ranching life and special occasions. ...

Primary Bedroom 15.00 Ft x 14.25 Ft
 Bedroom 15.08 Ft x 9.75 Ft
 Primary Bedroom 15.67 Ft x 13.17 Ft
 Bedroom 12.42 Ft x 9.83 Ft

Bedroom 12.42 Ft x 12.50 Ft
 4pc Bathroom 8.67 Ft x 9.83 Ft
 4pc Bathroom 7.58 Ft x 9.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca