



2726 ON-579 Cochrane Ontario

\$299,900

Looking for space, self-sufficiency, and the freedom to live off the land without sacrificing convenience? This 181.75-acre property offers exactly that - all on a year-round maintained road, just outside of town. The property features a cozy 2-bedroom, 1-bathroom home with a spacious office, large kitchen, and comfortable living room - ideal for full-time living or a weekend escape. The home is heated by a direct-vent propane wall furnace, with a wood stove providing reliable supplementary heat. A dug well delivers water throughout, heated by a propane rental hot water tank. The property is currently powered by a 120V solar system, the property is in the process of transitioning to include hydro service, with a 200-amp panel and master switch being installed to allow seamless switching between hydro and solar - offering the best of both worlds for the next owner. Outside, you'll find no shortage of space and infrastructure to support a homestead lifestyle: a farm stand, chicken coop, greenhouse, garden, equipment shelter, a 20' sea container for storage, an above-ground pool for summer enjoyment and a 5th wheel trailer to accommodate any company. Approximately 6 acres of hay field adds agricultural value, while the remainder of the property is beautifully treed, laced with trails that meander throughout - perfect for hiking, trail riding, or simply enjoying the privacy this acreage provides. With frontage on both the highway and the concession road to the north, this property offers flexibility and future potential alongside its current lifestyle appeal. Whether you're dreaming of a hobby farm, a homestead, or simply a private retreat with room to roam, this is a rare opportunity to own a substantial, versatile property close to town amenities. (id:6769)

Kitchen 3.51 m X 4.88 m

Living room 4.57 m X 4.57 m

Mud room 2.44 m X 1.52 m

Bedroom 3.35 m X 3.35 m

Bedroom 2 3.2 m X 3.35 m

Office 3.96 m X 2.29 m

Eating area 2.44 m X 2.13 m

Utility room 4.27 m X 2.44 m

Listing Presented By:



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EXP REALTY OF CANADA INC.

RE/MAX Realty Professionals

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

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