



281118 Range Rd. 54 Cochrane Alberta

\$1,200,000

Welcome to 281118 Range Rd 54. This beautiful treed + 20 acre property boasts a picturesque setting for this well maintained bungalow. The house faces a year round pond, with a sitting area, to relax and watch the wildlife from. The well designed home greets you with a large entrance c/w a double closet for your family. Off the entrance is a ample mud room with a vanity & sink plus it's own access to the front deck. Perfect for boots and outdoor gear. Enter into the huge open concept kitchen and living/dining rooms with vaulted ceilings. The gorgeous kitchen boasts granite countertops, tiled backsplash, lots of cabinets, with under cabinet lighting, for all your storage needs. The stainless steel appliances include the fridge, microwave, dishwasher and an induction stovetop oven. The extensive living room presents a 3 sided tiled gas fireplace. This bright south facing room is filled with lots of picture windows. The large dining room is also surrounded by picture windows and has access to the deck. The expansive primary bedroom, off the living room, includes a 4 piece ensuite and walk-in closet. The 2nd generous bedroom also has a walk-in closet and a cheater door leading to the main 3 piece bathroom. There is a considerable sized den or for a media/exercise/family room. There is a roomy office to keep you organized. The functional laundry/utility/mechanical room has a vanity c/w a laundry sink, utility closet with central vacuum attachments and storage. The closet houses the hot water tank and furnace. The attached double garage is insulated and drywalled. The storage/utility room at the back of the garage is heated. The property is fenced and cross fenced with 1 horse waterer on the west side of the property. There is a RV site at the east entrance (off Grand Valley). Plus the 320 acre Pernaud Park and thousands of acres of Crown Land c/w horse riding trails a...

Foyer 11.42 Ft x 9.17 Ft

Other 6.17 Ft x 10.92 Ft

Kitchen 15.58 Ft x 13.67 Ft

Living room 22.25 Ft x 31.00 Ft

Dining room 23.75 Ft x 13.33 Ft

Primary Bedroom 20.58 Ft x 13.25 Ft

Bedroom 17.58 Ft x 16.33 Ft

Den 17.08 Ft x 11.50 Ft

Office 9.33 Ft x 11.00 Ft

3pc Bathroom 9.00 Ft x 6.58 Ft

Laundry room 13.42 Ft x 8.50 Ft

Furnace 23.58 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Royal Lepage Tamarack Trail
Realty

RE/MAX Realty Professionals

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

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

