



## 265219 Range Road 71 Rural Bighorn MD AB

\$774,900

Click on the Media Icon to check out the Virtual Tour! An opportunity to own a home on an acreage like this doesn't come available very often. What a great opportunity to own 10 acres of pristine, forested wilderness with a gorgeous custom built home! This acreage is located in a serene setting which is private but still very accessible for a daily commute to Cochrane, Canmore or Calgary. This beautiful property is located 25 minutes Northwest of Cochrane and a short drive to the Rockies. An impressive home, originally built in 1986, with a full renovation including addition to the home completed in 2000; has been lovingly cared for. Quality, thoughtful, workmanship is evident in every detail in the almost 3000 sqft of developed space. The main level of the home features an inviting family room with ample natural light, an impressive office with a vaulted ceiling and tall windows, 2 bedrooms, a 4pc bath and a laundry room with sink. The upper level boasts a large, custom built, maple kitchen, a living room with picture windows and an airtight wood stove. The spacious master bedroom is also on this level as well as a 3pc bath. The staircase from the living room leads to the loft. The loft provides an extra 300 sqft of livable space and is perfect for a studio or hobby space. The unfinished basement has plenty of space for storage. The large, insulated double garage/shop offers a great project area with ample room to park the vehicles/toys. Anyone who has a green thumb will enjoy the greenhouse where one can grow a multitude of fresh veggies. There is also an enclosed (deer proof) garden and shed on the property. Acres and Acres to tailor and design exactly how you would like! Easy accessibility to many locations and Cochrane school bus pick up is close by for school aged children. Many special features and attributes about this acreage and home that need to be se...

Bedroom 11'4&quot; x 8'11&quot;

Bedroom 11'0&quot; x 11'5&quot;

Family Room 12'10&quot; x 25'6&quot;

Laundry Room 10'2&quot; x 7'8&quot;

Office 11'2&quot; x 23'4&quot;

Master Bedroom 11'5&quot; x 23'3&quot;

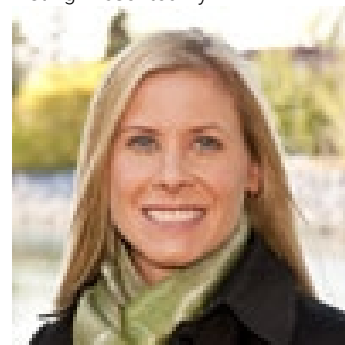
Living Room 19'2&quot; x 21'6&quot;

Kitchen 19'2&quot; x 21'6&quot;

Dining Room 12'3&quot; x 10'0&quot;

Loft 19'2&quot; x 19'3&quot;

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY LTD.

miranda.moser@century21.ca

**Century 21 Bamber Realty Ltd.**

1612 17th Ave SW , Calgary, AB,  
T2T 0E3

Phone: 403-470-0021  
miranda.moser@century21.ca