



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

42053 Township Road 252
Rural Rocky View County, Alberta

MLS # A2163304



\$3,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,448 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	158.15 Acres		
Lot Feat:	Corner Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-25-4-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

Price adjusted as seller is motivated for quick sale. This stunning, custom-built 4,448 SqFt bungalow is set on a sprawling 158-acre lot, offering both convenience and serene country living. With fully paved access from Township Road 252, the home is located just 10 minutes south of Cochrane, 15 minutes from Calgary city limits, and an hour's drive to Banff, providing the perfect balance of rural tranquility and urban convenience. Featuring an open floor design, the house offers 5 spacious bedrooms, a fully furnished 3,650 SqFt basement, suited, and a double detached garage. Modern comforts include two furnaces, two hot water tanks, a water conditioning unit, and in-floor heating, all contributing to a cozy and efficient living experience. The main floor boasts two luxurious five-piece bathrooms, each equipped with a tub, shower, toilet, and double sinks, ensuring convenience for the entire household. Step outside to enjoy the private yard and a beautiful balcony that offers stunning views of the surrounding countryside. This property promises an elevated lifestyle, combining luxury, expansive land for farming, and unbeatable proximity to urban amenities, making it an ideal retreat in Rocky View County.