

# \$1,174,000 - 50015 Township Road 282 Road, Rural Rocky View County

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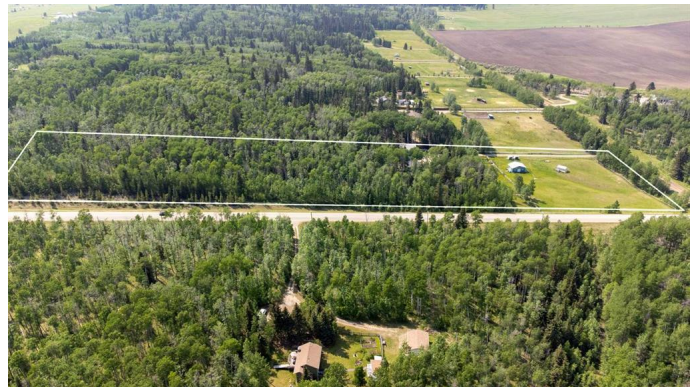
MLS® #A2228945

**\$1,174,000**

4 Bedroom, 3.00 Bathroom, 1,588 sqft  
Residential on 10.02 Acres

N/A, Rural Rocky View County, Alberta

You will never want to leave home! Located only 20 minutes from Cochrane, enjoy peace and serenity along with modern comforts at this 10 acre hobby farm. Total living space is 3250 sq ft, with four bedrooms (potentially five bedrooms) and three bathrooms. Previously owned by a registered herbalist, there are numerous garden areas and raised beds. The 1991 double wide home is 1588 sq ft and offers three bedrooms, 2 bathrooms, a large entryway, and a huge deck from which you can access the gardens. The detached double garage is heated, with a separate 373 sq ft workshop area that has a wood stove. The garage and workshop both have sinks. Above the garage is a legal 1293 sq ft 1 bed 1 bath suite with vaulted ceilings, large windows, front and back decks, and spacious kitchen, dining room and living areas. The lower part of the property is fenced with several paddocks, a barn with hot water, heat and power, two animal shelters, and a lovely greenhouse with its own solar ventilation system. Above the dwellings is a quaint chicken coop with tool shed, pond with bridges, firepit, and many garden areas. There is a solar powered security gate at the driveway entrance. This acreage offers many opportunities, including keeping animals, gardening, and enjoying rural living with close proximity to all city amenities.



Built in 1991

## Essential Information

MLS® #	A2228945
Price	\$1,174,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	10.02
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	50015 Township Road 282 Road
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2X3

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Gas Range, See Remarks, Tankless Water Heater, Wine Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Boiler, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Gas, Living Room, Wood Burning, Other
Basement	None

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Corner Lot, Creek/River/Stream/Pond, Garden, Gentle Sloping, Pasture, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Cement Fiber Board
Foundation	Piling(s)

## Additional Information

Date Listed	June 7th, 2025
Days on Market	34
Zoning	Rural Residential

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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