

\$1,099,000 - 282155 Range Road 53, Rural Rocky View County

MLS® #A2235089

\$1,099,000

0 Bedroom, 0.00 Bathroom,
Land on 60.00 Acres

NONE, Rural Rocky View County, Alberta

60-acre parcel offering groomed and natural meadows combined with a beautiful forest like setting. This is a dream property for recreational horse riding, snow shoeing, cross country skiing, quads or hikers. Terrain consists of pasture, trails, heavy timber and a beautiful ravine and a seasonal stream/brook. This parcel includes a no through road for a very private setting. The entire property line was surveyed and heavily staked in the fall of 2016 for fencing. Newer gorgeous 36x36 barn with accessory dwelling permit for the 12x36 loft that is ready for development, with outside stairs to 8x12 deck, the barn includes five - 12x12 box stalls that are bright and roomy with 45-inch turnout doors in each stall. Barn has a 12x12 tack room /utility room, new 100 amps, 220-volt service, and a 6 GPM well with outside frost free tap. Newer large post and rail corral with two gates adjacent to the barn. Newer rail fencing on the east side approach. 2 wells on property, one is 6 gallons per minute (near barn) and the other is 6 gallons per minute (in meadow near cabin). Phone line, power and natural gas on property. 16x24 off grid cabin with propane fridge and propane lighting with 8x16 covered porch. Outhouse near cabin and two large woodsheds. Gorgeous meadow with lots of room for your friend's RV's or tents. Property is a mix of pasture, spruce, lodgepole pine and poplar, and lots of potential building sites and



or year- round recreational enjoyment. This property has been meticulously maintained and could be perfect for horse boarding and RV use. Arial photographs are approximate to true boundaries.

Essential Information

MLS® #	A2235089
Price	\$1,099,000
Bathrooms	0.00
Acres	60.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	282155 Range Road 53
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A7

Additional Information

Date Listed	June 27th, 2025
Days on Market	87
Zoning	AG

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.