

## 265028 Range Road 44 Rural Rocky View County, Alberta

**MLS # A2331408**


# \$4,680,000

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                            |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                |               |                   |
| <b>Size:</b>     | 4,398 sq.ft.                                    | <b>Age:</b>   | 1991 (35 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Triple Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 164.90 Acres                                    |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Pasture, Private, See Remarks |               |                   |

|                    |                            |                   |                                          |
|--------------------|----------------------------|-------------------|------------------------------------------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | Well                                     |
| <b>Floors:</b>     | Carpet, Hardwood, Tile     | <b>Sewer:</b>     | Septic Field, Septic System, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -                                        |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | 33-26-4-W5                               |
| <b>Exterior:</b>   | Brick, See Remarks, Stucco | <b>Zoning:</b>    | A-GEN                                    |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -                                        |

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Soaking Tub, Walk-In Closet(s)

**Inclusions:** na

This is the kind of property that comes along once in a generation. Nearly 156 acres of rolling Alberta foothills country, set within the Cochrane North Area Structure Plan, just minutes from town and framed by uninterrupted mountain views that stretch the full width of the horizon. At its core, this is a long-term development opportunity: a substantial, well-positioned land holding in one of the region's most desirable growth corridors, paired with a private family home to live in and love while that potential unfolds on your own timeline. From the moment you arrive, the property feels like an escape, without actually being far from anything. Cochrane is minutes away, Calgary is an easy drive, and yet the setting feels a world apart: open pasture, mature trees, and mountain views that change with the light throughout the day. It's the kind of land that reminds you why people fall in love with acreage life, and why forward-thinking buyers see it as so much more than a place to live. At the heart of the property sits a spacious 5,200+ square foot, 4-bedroom, 5-bathroom home, the kind of place built for family life and for gathering the people you love. It's warm, welcoming, and full of character, with plenty of room to spread out, host, and make it your own. An oversized primary suite on the main floor adds a rare level of convenience and single-level living, while a full second kitchen on the lower level makes the home just as well suited to multi-generational living, extended family, or effortless entertaining. Picture Sunday dinners around a big table, kids and grandkids running the grounds, quiet mornings with coffee looking out at the mountains, or evenings around a fire pit as the sun sets over the foothills. A large quonset adds practical space for equipment, hobbies, or acreage projects, and the whole property offers the kind of privacy and elbow room that's becoming harder and harder to find

this close to Cochrane. What truly sets this property apart, and what makes it a rare find in today's market, is the long-term development potential of the land itself. Positioned within the Cochrane North ASP and neighbouring the established Monterra and Cochrane Lake communities, this quarter section carries genuine standing as a future development opportunity, the kind that investors and forward-looking families spend years searching for. Land of this scale, in this location, with this kind of long-term positioning, simply doesn't come to market often, and holdings positioned this well within a growth corridor tend to only become more valuable with time. Buyers here get the best of both worlds: an incredible acreage lifestyle now, with the flexibility to explore redesignation and development down the road, entirely on their own timeline and terms. Whether your vision is a forever family home on acreage, a long-term land investment built for the next generation, or both, this property offers a rare kind of flexibility. It rewards patience for those thinking long-term,