

# **\$1,099,000 - 52068 Grand Valley Road, Rural Rocky View County**

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MLS® #A2210795

**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 2,650 sqft  
Residential on 19.37 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your dream country home in a peaceful and picturesque setting with pavement to your door and an ample supply of amazing water. 20 acres of mixed forest and pasture backs onto two quarter sections of Crown land just 20 minutes from Cochrane and 35 minutes from NW Calgary - you can have it all.

House was redone in the early 2000s. A large mudroom at the back houses the laundry area. Watch deer stroll by from your dream kitchen. The living areas on the main floor have richly coloured hard wood floors. A room on the main floor can be used for multiple purposes including a fourth bedroom. The wide staircase (3.5 ft) brings you luxuriously into an open area on the second floor that could be used as an office space, playroom, exercise area, reading nook, or hobby area. The upstairs boasts three spacious bedrooms and two full baths, including Jacuzzi tubs. The master bedroom is outfitted with California Closets shelving. The basement is unfinished with some roughed in walls and storage shelving. The well is located in the cold room.

Children can play on the swing set, in the playhouse, in the tree house, or in nature itself. The home is in the Westbrook School catchment area, and there are buses to Cochrane as well. There is a large dog run (could house other small animals), a chicken



coop, and set up for large animals including a sanded oval riding arena, paddocks and pasture, two shelters, and an automatic waterer (requires servicing). Twelve gates help customize pasture space.

There is a double garage with a second level that can be used as a games or hobby area.

The Quonset is equipped with a workbench and separate workroom. The hay shed is perfect for storing hay and/or equipment.

There is plenty of room on this property.

Enjoy the lilac bush, daylilies, horseradish, Saskatoon bushes, apple trees (2014 and 2017) and more. The front deck can be finished to your liking by adding a second level, more steps, or garden beds along the front. Outdoor lighting is available or simply turn the lights off and star gaze in the darkest of skies. Enjoy the northern lights from your bedroom window. You won't get skies like this in town.

Upgrades include: new tin roofs on Quonset, garage, and playhouse (2012 and 2013); new fencing (2012-2013); addition of an energy transfer switch to allow generator power during electrical outages (2015); septic alarm added (2015); new asphalt shingle roof on house (2018); heat trace added to roof to prevent ice build-up (2018); new front deck (2018); new water softener (2018); upgraded Reverse Osmosis system (professionally maintained); new stove and double oven (2013); new super-quiet dishwasher (2023); high-efficiency furnace warrantee work (2024). Regular maintenance on septic, well, furnace, condensate pump, water system, eaves, and more. A radon test (2024) indicates a safe living environment.

This property offers a unique opportunity to own a private haven with lots of potential.

Built in 1987

## **Essential Information**

MLS® #	A2210795
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,650
Acres	19.37
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	52068 Grand Valley Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C0A5

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, French Door, Granite Counters, Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Many Trees, Treed, Other
Roof	Asphalt
Construction	Vinyl Siding

Foundation                      Poured Concrete, Wood, See Remarks

### **Additional Information**

Date Listed                      April 11th, 2025

Days on Market                24

Zoning                            A-SML-p8.1

### **Listing Details**

Listing Office                   RE/MAX Rocky View Real Estate

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