

\$1,499,900 - 231197 Range Road 54, Rural Rocky View County

MLS® #A2195864

\$1,499,900

4 Bedroom, 3.00 Bathroom, 2,611 sqft
Residential on 10.95 Acres

NONE, Rural Rocky View County, Alberta

Discover a rare gem in West Bragg Creek, where larger horse-ready properties are seldom found. This expansive 10.95-acre estate is nestled among mixed woodlands, offering a serene escape perfect for equestrian enthusiasts. The home is well-maintained, in excellent condition, and completely turn-key, providing over 4,900 sq. ft. of thoughtfully designed space. Step inside to find hardwood floors, vaulted ceilings, and walls of windows that frame breathtaking views. The living room features a gas fireplace with custom built-ins, creating a warm and inviting atmosphere. The spacious and bright kitchen is outfitted with granite countertops, newer appliances, and a walk-in pantry, while the adjacent dining room opens onto a terraced deck—perfect for enjoying the outdoors. A versatile hobby/playroom provides space for both active children and quiet retreat. The main level also includes a large laundry room with newer appliances, a 3-piece bathroom, a den, and direct access to a massive 3-car attached garage. Upstairs, the king-sized primary bedroom offers a luxurious 6-piece en-suite, alongside a second bedroom. The walk-out lower level doesn't disappoint, featuring 9-foot ceilings, a family room, two additional bedrooms, a 4-piece bathroom, and ample storage. For those who value connectivity, the home is equipped with high-speed Starlink internet, enhanced by a mesh WiFi network,



ensuring strong and reliable coverage throughout the house and barn—even in this rural paradise. Outside, the property is fully fenced and cross-fenced, with riding trails and a well-equipped barn that includes a tack room, hay storage, and extra space for hobbies or equipment. One of the most coveted features of this property is its direct access to the Trans Canada Trail, allowing you to ride your horse straight into the Kananaskis trail system—no trailering required. Whether you prefer horseback riding, biking, or hiking, this location is truly a dream for outdoor enthusiasts. Despite its peaceful seclusion, the property is just minutes from the Hamlet of Bragg Creek and offers a quick commute to Calgary and Cochrane, striking the perfect balance between privacy and convenience. Additional amenities include a corral, two exterior stalls, and scenic trails throughout, all supported by a comprehensive water well system. This is a truly special place—one that you and your family will be proud to call “Home”.

Built in 1980

Essential Information

MLS® #	A2195864
Price	\$1,499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,611
Acres	10.95
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	231197 Range Road 54
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Irregular Lot, Many Trees, Private, Secluded, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Days on Market	45
Zoning	R-1

Listing Details

Listing Office	Real Estate Professionals Inc.
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