

# **\$680,000 - 274012 Range Road 34, Rural Rocky View County**

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MLS® #A2240048

**\$680,000**

4 Bedroom, 2.00 Bathroom, 1,688 sqft  
Residential on 10.30 Acres

NONE, Rural Rocky View County, Alberta

WELCOME TO YOUR DREAM ACREAGE.

You MUST VIEW this RARE 10.3 acre parcel to fully appreciate the potential and flexibility to build your DREAM HOME. Nestled on 10.3 acres parcel with panoramic mountain views located just north of Bearspaw & Cochrane. Fully fenced throughout perimeter and offers perfect walkout capacity. Fully serviced with gas, electricity and water well. The property comes with a 2010 modular home features a spacious open floor plan with 4 bedrooms, 2 full bathroom, large living room with gas fireplace, dining room, laundry room and 20ft x 12ft front west facing deck and an oversized 30ft x 16ft east facing back deck perfect for entertaining your family/friends or just for relaxing over a few glasses of wine. Primary bedroom offers 4-piece ensuite with corner soaker tub, separate shower and large walk-in closet. Kitchen offers dark cappuccino-stained cabinets, stainless steel appliances, corner pantry, serving island and 3 skylight windows. No building commitment required and endless potential to fulfill your dreams of acreage living. Ideal for the family and horses. The property is an excellent opportunity for those seeking a peaceful country lifestyle with easy access to the Airdrie, Cochrane and Calgary. Combination of peaceful rural living with convenient access to urban amenities. Exceptional Value! Come and See this property today!!



Built in 2010

Essential Information

MLS® #	A2240048
Price	\$680,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	10.30
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modern
Status	Active

Community Information

Address	274012 Range Road 34
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Y7

Amenities

Parking	Parking Pad
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Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior



Exterior Features	Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	1
Zoning	R-RUR

### **Listing Details**

Listing Office	KIC Realty
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