

44022 Township Road 242  
Rural Rocky View County, Alberta

MLS # A2282361

**\$1,700,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	80.00 Acres		
<b>Lot Feat:</b>	Many Trees, Pasture, Private		

<b>Heating:</b>	In Floor	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Ag-Gen
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s), Wood Counters		

**Inclusions:** None

Discover space, privacy, and breathtaking mountain views on this stunning 80-acre parcel, perfectly located just 13 minutes north of Bragg Creek and 20 minutes south of Cochrane. Approximately half of the land is open and half is beautifully treed, offering an ideal blend of usable space and natural surroundings. A small 2-bedroom, 2-bathroom home, built in summer 2025, is already on the property and nearing completion—an excellent opportunity to live on-site while finishing the home or while you plan and build your dream residence. The home features in-floor heat, on-demand hot water, and power and gas already on the property. Water is supplied by a 3,000-gallon cistern (no well to the house). The land is partially fenced, with no fencing on the west side, and offers exceptional privacy, wide-open skies, and room to grow. A rare opportunity to own a large acreage with services in place, surrounded by nature and endless possibilities.