

# \$1,998,000 - 274212 Lochend Road, Rural Rocky View County

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MLS® #A2224098

**\$1,998,000**

5 Bedroom, 3.00 Bathroom, 2,424 sqft  
Residential on 74.13 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Open House Saturday June 7- Noon to 3:00pm - Rare opportunity Country Life Style close to Calgary, north of Bearspaw on this beautiful 74.13 acre farm. Ideal for homesteading Spectacular Views! Property features a bright open newer (2022) home 2424 sq ft, 5 bedrooms (2 on the main floor) and 3 bathrooms, Double car garage pastures, pens, green houses and fenced area. Custom built home has bright and sunny kitchen open to large dining area and sun room. A great room with stone packed gas burning fireplace. Large master bedroom with an en suite Open rise staircase leading upstairs from great room to family room and loft area. Partially developed basement with 3 bedrooms, 5-piece bathroom, storage room and recreation room. Beautiful west facing dining room with views. Pride of ownership shown throughout. Great access to Calgary, Cochrane and Airdrie. This spectacular property is ideal for cattle, horses, homeschooling, homesteading, gardening and off road quads and bikes. Great family home. Must see to appreciate. Exceptional Value! Please call for a showing and do not enter the property without an appointment.

Built in 2022

## Essential Information



MLS® #	A2224098
Price	\$1,998,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,424
Acres	74.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	274212 Lochend Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Y2

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Disposal
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Many Trees, Private, Rolling Slope, Wetlands, Wooded
Roof	Asphalt
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	13
Zoning	Ag Gen

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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