

\$1,190,000 - 50135 Boyce Ranch Road, Rural Rocky View County

MLS® #A2102249

\$1,190,000

3 Bedroom, 3.00 Bathroom, 2,319 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Come see what acreage living is all about. Just a few kilometres south of Bragg Creek, you'll find this immaculately-kept Cape Cod-style home on 4 acres. The home has more than 2,300 square feet above grade plus a fully-finished basement for a total of almost 4,000 square feet of living space. There are 3 bedrooms, 2.5 bathrooms, beautiful bamboo hardwood floors, a cozy sitting area/den for watching the local wildlife, an updated kitchen and bathrooms with heated floors. All three bedrooms are well-sized, and the primary has a large balcony. There's also a fully finished basement with large media centre, a corner gas stove, and there is still lots of room to build a fourth bedroom or use the extra space as a large game room. The property features a wrap around porch/deck, beautiful front lawn and landscaping, along with a well-treed area in the back. Imagine gathering friends and family for outside BBQs during the summer months. In the winter, cozy up beside the wood-burning fireplace in the living room and watch the deer come right to your back door. The washer and dryer are almost brand new, and the major kitchen appliances are all less than five years old. This home is immaculately kept and truly move-in ready. For those with children, the home is less than 2 km from Banded Peak School, and you can be in downtown Calgary in only 40 minutes. It's a short commute - but with this acreage, you



truly feel away from it all.

Built in 1994

Essential Information

MLS® #	A2102249
Price	\$1,190,000
Sold Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,319
Acres	4.00
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	50135 Boyce Ranch Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Additional Parking, Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Stone Counters, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Gentle Sloping, No Neighbours Behind, Irregular Lot, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 28th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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