

\$1,499,999 - 41090 Cook Road, Rural Rocky View County

MLS® #A2198120

\$1,499,999

4 Bedroom, 3.00 Bathroom, 2,751 sqft
Single Family on 3.35 Acres

N/A, Rural Rocky View County, Alberta

RARE LIVE/WORK OPPORTUNITY WITH EXCELLENT ROAD EXPOSURE FOR YOUR BUSINESS! 3.35 ACRES, ZONED C-HWY (MIXED USE, SEE SUPPLEMENTS FOR DETAILS). This one-of-a-kind property is located 10 minutes north of Cochrane (HWY 22 & HWY 567) and offers a fully renovated 2751 SQ FT home with a 4169 SQ FT commercial space. The bright and open main floor features a spacious living room with office space, a cozy dining room, and a 3 piece bath/laundry all highlighted by gorgeous stamped concrete floors. The luxurious chef's kitchen offers quartz countertops, a spacious island/breakfast bar, a coffee station with a second sink, ample cabinet space, and high-end appliances – perfect for entertaining and the at-home gourmet. Upstairs, relax in the primary retreat which includes an upscale 5-piece ensuite (relaxing soaker tub, stand-up shower, double sinks), a large walk-in closet, and views of the Rocky Mountains. Completing the upstairs are 3 additional bedrooms, a 4 piece bathroom, and plenty of storage. You will fall in love with the oversized (49'2" x 21'2" 0), heated/insulated garage where you could easily park 6 vehicles/toys - perfect for a home mechanic, car enthusiast, or tradesperson. The commercial space offers a huge showroom, front desk, office, 2 bathrooms, loft/office, and additional garage. This space is ideal for any



entrepreneur or established business. Other features included a custom log wood staircase, a large patio, new chain link fencing & amazing views. Ideally located just minutes from Cochrane and a short commute to Calgary this property offers huge potential and would be hard to recreate. Please reach out for more details and to arrange a private viewing. *** RESIDENTIAL - 2751 SQ FT, COMMERCIAL - 4169 SQ FT. *** (id:6289)

Built in 2006

Essential Information

Listing #	A2198120
Price	\$1,499,999
Bedrooms	4
Bathrooms	3.00
Square Footage	2,751
Acres	3.35
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	41090 Cook Road
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C3A2

Amenities

Features	Cul-de-sac, PVC window, Closet Organizers, No Smoking Home, Level
Parking	Attached Garage, Garage, Heated Garage, Oversize, RV
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Oven - gas, Dishwasher, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
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Heating	Natural gas Hot Water
Cooling	None
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Slab

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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Listing information last updated on October 14th, 2025 at 11:46pm PDT