

\$2,750,000 - 282020 Range Road 43 Road, Rural Rocky View County

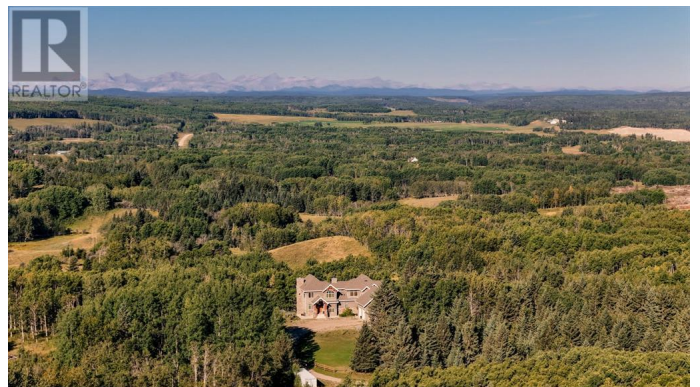
MLS® #A2211934

\$2,750,000

4 Bedroom, 5.00 Bathroom, 4,403 sqft
Single Family on 25.00 Acres

N/A, Rural Rocky View County, Alberta

Spectacular Mountain Views & Luxurious Acreage Living Near Cochrane. Discover over 6,300 sq ft of refined living on 25 private acres (with the option to purchase the contiguous 125 acres for a total package of 150 acres) just 20 minutes north of Cochrane. This custom-built ICF home offers unparalleled energy efficiency, soundproofing, and fire resistance, enhanced by tornado clips and a security system. Enjoy breathtaking Rocky Mountain panoramas from expansive 20-foot windows in the grand living area. The home boasts travertine flooring, solid knotty Alder wood accents, Control 4 sound, AC, and in-floor heating throughout. Culinary enthusiasts will adore the gourmet kitchen featuring an induction cooktop, double ovens, double Thermidor fridge/freezer, a walk-in pantry, and a unique Artigiano Italian brick pizza oven. Custom cabinetry, granite countertops, and a farmhouse copper sink add to the elegance. Relax by one of two Napoleon wood-burning fireplaces or step onto the main deck from the dining room or sunroom to soak in the views. The property includes a versatile 860 sq ft legal suite above the 4-car garage, complete with a full kitchen, 3-pc bath, separate entrance, and individual climate control – perfect for guests or extended family. The primary suite offers a private balcony with stunning mountain vistas and a spa-like ensuite featuring a freestanding



copper tub and steam shower. The fully finished basement provides exceptional entertainment space with a games room (pool table included), wet bar, theatre room with surround sound, and two additional bedrooms with private backyard access. Should you decide you like this home but need more land the Sellers own a contiguous 125 acres on a separate title that could be purchased along with this home on its 25 acres. A total of 150 acres could be owned with this house. Enjoy the tranquility of rural living with easy access to Cochrane and Calgary. Schedule your private viewing today. (id:6289)

Built in 2013

Essential Information

Listing #	A2211934
Price	\$2,750,000
Bedrooms	4
Bathrooms	5.00
Half Baths	2
Square Footage	4,403
Acres	25.00
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	282020 Range Road 43 Road
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C1B6

Amenities

Utilities	Electricity, Natural Gas
Features	Treed, Wet bar, French door, Closet Organizers, No Animal Home, No Smoking Home, Sauna, Gas BBQ Hookup

Parking	Attached Garage, Garage, Heated Garage, Oversize, RV
# of Garages	3

Interior

Appliances	Refrigerator, Water purifier, Cooktop - Electric, Dishwasher, Wine Fridge, Oven, Hood Fan, Washer & Dryer, Cooktop - Induction
Heating	Natural gas, Wood Other, Forced air, Wood Stove, In Floor Heating
Cooling	Central air conditioning, See Remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Construction	ICF Block
Foundation	See Remarks

Listing Details

Listing Office	Sotheby's International Realty Canada
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