



THE
A-TEAM

**RE/MAX
FIRST**

34131 TOWNSHIP ROAD 262 , Rural Rocky View County T4C0B7

MLS® #: **A2090400**

Area: **NONE**

Listing Date: **12/13/23**

List Price: **\$6,000,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

3,819

Year Built:

2021

Low Sqft:

Ttl Sqft:

3,819

Lot Information

Lot Sz Ar:

2,249,874 sqft

Lot Shape:

DOM

158

Layout

Beds:

6 (6)

Baths:

4.5 (4 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

20

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Front Yard, Lawn, Landscaped, Meadow, Underground Sprinklers, Pasture

Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Paved, Side By Side, Triple Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s), Forced Air, Natural Gas

Sewer:

Septic Field, Septic Tank

Ext Feat:

Private Entrance, Private Yard

Construction:

Composite Siding, Stone, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Central Vacuum, Crown Molding, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Utilities:

Electricity Connected, Natural Gas Connected

Room Information

Room

Living Room

Kitchen With Eating Area

Mud Room

Bedroom

Bedroom

Level

Main

Main

Main

Upper

Upper

Dimensions

18`9" x 12`0"

14`7" x 13`10"

16`8" x 7`10"

13`5" x 11`8"

12`11" x 12`5"

Room

Dining Room

Other

Bedroom - Primary

Bedroom

Bedroom

Level

Main

Main

Upper

Upper

Upper

Dimensions

15`0" x 12`5"

7`11" x 5`4"

133`2" x 12`8"

14`4" x 11`8"

10`11" x 10`2"

Bedroom	Upper	10`11" x 10`0"	Office	Upper	9`11" x 8`5"
Laundry	Upper	7`11" x 7`10"	Other	Upper	11`5" x 9`3"
Game Room	Lower	32`9" x 13`0"	Family Room	Lower	17`5" x 12`7"
2pc Bathroom	Main	5`5" x 5`4"	4pc Bathroom	Upper	8`10" x 5`11"
5pc Ensuite bath	Upper	11`9" x 9`10"	4pc Bathroom	Lower	8`8" x 7`7"
4pc Bathroom	Upper	8`11" x 5`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-Gen**
Legal Desc: **1811556**

Remarks

Pub Rmks: **Nestled amongst rolling hills East of Cochrane it is our privilege to present this top-notch equestrian facility & luxury residence. With a heated 80'x 200' arena featuring large windows, updated lighting and a rainwater collection system, this quality building is efficient & versatile. The upper level is equally as impressive with a spacious lounge overlooking the arena, kitchen for hosting gatherings and large private office. There is a West facing deck that spans the front of the arena with breathtaking mountain views, glass railing and ample space for outdoor entertaining. Attached to the arena is handsome 6 stall barn appointed w/ automatic stall waterers, wash bay, tack room, feed room & sitting area. Just a short walk away through the manicured grounds with its mature trees paved roads you will be wowed by the principle barn with 43 watered box stalls. This impressive building has new heaters, a renovated lounge, bathrooms, wash bay and ample tack storage. Outside are 43 paddocks of various sizes and 41 outdoor waterers. There are also two outdoor riding arenas, ½ mile limestone racetrack, hot walker & round pen to facilitate training objectives in multiple disciplines. Recently added to the property is a 60' x 80' heated shop w/ two overhead doors, water, linear floor drain and epoxy finish floor. The principle residence is a gorgeous custom home added to the property in 2021. Boasting 3819 sf of above-grade living space this one of a kind luxury abode features 6 bedrooms, impeccable finishes and integrated media. Its unique design offers opportunities for live/work usage and includes an elevator servicing all 3 floors. The main level has a warm and welcoming appeal, anchored by a stunning sandstone gas fireplace that serves as a focal point for the kitchen, dining and living room. The kitchen is a chef's dream, featuring under cabinet lighting, quartz countertops, high end appliances & designer lighting selections. Upstairs are six bedrooms including a beautiful principle suite with a gorgeous ensuite bathroom and walk-in closet. The rest of the floor was designed so that the 3 bedrooms in the South wing can be separated, perfect for home office, live-in nanny or multi-generational living. There is also a practical kitchenette area, two 4 piece bathrooms and lovely laundry room on the second level. The lower level is fully finished with a large rec room, Murphy Bed and full bathroom. A triple attached heated garage, screened in deck and air conditioning complete this truly extraordinary country residence. Nearby a renovated 3 bedroom mobile home is perfect for staff accommodation. There are two machine/hay storage buildings on the property + ample trailer parking. The operation has 2 water wells , 4 septic tanks w/ 3 fields. An electronic gated entry provides peace of mind & safety for residents and boarders like. Whether you're a professional or passionate horse lover don't miss your opportunity to acquire this exceptional facility.**

Inclusions:
Property Listed By: **call lister
CIR REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











