



THE
A-TEAM

**RE/MAX
FIRST**

254069 TOWERS Trail, Rural Rocky View County T4C 2A3

MLS® #: **A2093032**

Area: **NONE**

Listing Date: **11/12/23**

List Price: **\$2,995,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$504k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2005**
Lot Information
Lot Sz Ar: **2,609,244 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,282**
Low Sqft:
Ttl Sqft: **2,282**

DOM

189
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Farm,Seasonal Water,Many Trees,Underground Sprinklers,Pasture,See Remarks,Views,Wooded Gravel Driveway,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Tankless Water Heater,Washer,Water Conditioner,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	20`0" x 9`3"	Den	Main	13`0" x 11`0"
Bedroom - Primary	Main	17`0" x 16`2"	3pc Bathroom	Main	
Bedroom	Main	14`0" x 11`0"	Living Room	Main	21`9" x 18`0"
2pc Bathroom	Lower		4pc Ensuite bath	Main	

Laundry
Bedroom
4pc Bathroom

Lower
Lower
Lower

15`9" x 6`5"
15`0" x 13`0"

Kitchen
Bedroom

Main
Lower

17`3" x 12`3"
15`0" x 13`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A-Sml

1811055

Remarks

Pub Rmks:

Welcome to Willow Ridge Ranch - comprising a total of sixty acres, with 40 acres sitting above, and 20 acres down into, the picturesque Jumping Pound Creek valley. With spectacular and unique panoramic views, the main house was engineered and situated strategically on a peninsula overlooking the surrounding mountains, foothills, and creek valley. The views are adorned by sandstone cliffs along the trout filled stream with cottonwood forests below. The tranquility and privacy is unprecedented due to limited access coupled with the stewardship of the surrounding lands to the west, protected under conservation easements which prohibits further development and enhances land values. The land is home to herds of elk and deer, and other wildlife. You will not find another property with this complement of amenities and features. Across Towers Trail in Cochrane's Fireside community are two new schools both Catholic and Public K-8 located a mere 700 meters from the eastern property boundary, a walkable distance for school age kids. You can enjoy restaurants, and nearby commercial center in Cochrane's Fireside community with public transit servicing the property's edge. Cochrane is Canada's fastest growing municipality with many new amenities supporting the existing and planned growth. This property is in Rockyview County but the entire eastern border (173m) is shared with the town of Cochrane which enhances development value along Towers Trail. The primary residence is a uniquely engineered bungalow featuring more than 180 windows to maximize view and light. The two-storey cupola over the entry portion of the home further enhances views and lighting. The rear yard is a full walkout that allow you to enjoy the mature landscaping and lower patio. The yard extends into a private trail system below for mountain biking, snowmobiling, or ATV's and also supports vehicle access to the lower 20 acres should you choose to build an additional residence below. At nearly five thousand square feet of developed space, including a 12m long indoor pool with adjacent fitness area, the home has everything you would expect in a modern home, all to a very high standard. The detail of the principal residence and other property information is included in the supplements. There is a newly completed 1850 sq foot second house (2023) which is adorned with nearly 1000sq feet of upper decks and covered lower patios. This Scottish style Croft or farmhouse is fully finished as a modern home but could be permitted as a garage which would allow for a second private residence on the property either nearby or down below in the river valley. This property generates significant vacation rental and pipeline revenues with two business development permits in place. This is a Unicorn property, in an excellent location, with a beautiful home and lots of options for the land.

Inclusions:
Property Listed By:

Air Purifier
SOTHEBY'S INTERNATIONAL REALTY CANADA

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















