



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40191 RETREAT Road, Rural Rocky View County T4C 2W4**

MLS® #: **A2098854**

Area: **NONE**

Listing Date: **02/17/24**

List Price: **\$3,600,000**

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:

**2,573**

Year Built:

**1994**

Low Sqft:

Ttl Sqft:

**2,573**

Lot Information

Lot Sz Ar:

**259,617 sqft**

Lot Shape:

DOM

**92**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.0 (3 2)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**0**

Garage Sz:

**4**

Access:

Lot Feat:

Park Feat:

**Irregular Lot, Paved, Private, Wooded  
Asphalt, Quad or More Attached**

Utilities and Features

Roof:

**Cedar Shake**

Heating:

**Combination, Forced Air, Natural Gas**

Sewer:

**Septic Field, Septic Tank**

Ext Feat:

**Private Yard, Storage**

Construction:

**Stone, Stucco**

Flooring:

**Carpet, Hardwood, Slate, Stone**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Other, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator**

Int Feat:

**Bookcases, Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Sauna, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**Laundry**

**4pc Ensuite bath**

**2pc Ensuite bath**

Level

**Main**

**Main**

**Main**

**Main**

**Second**

Dimensions

**18`2" x 17`7"**

**23`1" x 19`7"**

**9`6" x 6`8"**

**0`0" x 0`0"**

Room

**Dining Room**

**Bedroom - Primary**

**Mud Room**

**2pc Bathroom**

**3pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

**Second**

Dimensions

**8`11" x 12`8"**

**17`4" x 13`2"**

**7`8" x 13`1"**

Bedroom	Second	13`11" x 17`11"	Bedroom	Second	14`0" x 14`5"
Family Room	Lower	15`9" x 15`1"	Hobby Room	Lower	7`9" x 11`10"
Game Room	Lower	15`9" x 17`2"	Media Room	Lower	21`10" x 13`6"
Bedroom	Lower	11`7" x 13`6"	Bedroom	Lower	12`2" x 16`11"
3pc Bathroom	Lower		Furnace/Utility Room	Lower	14`8" x 6`8"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-Rur			
Legal Desc:		9211334			
		Remarks			
Pub Rmks:		<p>Tucked in behind the escarpment and nestled in the trees, this spectacular custom built home with Rundle stone exterior sits on a 6 acre lot, on the very private Retreat Road adjacent to Cochrane. The home marries old world craftsmanship with contemporary finishes the highest level of state-of-the-art materials and systems. The expanse of windows, magnified by the main area ceiling heights allow the fully treed outside to be seen from within. Recently renovated throughout, the home reflects high level current designer finishes including Hickory hardwood and Travertine floors, painted maple woodwork and contemporary Denca cabinets all offset by a Rundle stone fireplace. The kitchen is perfect; large, functional and highlighted by stainless steel appliances including a Wolf Gas Range (enhanced with a high CFM capacity built in hoodfan) and Sub-Zero Beverage/Wine Fridge, refrigerator, dishwasher and microwave. It bespeaks quality. Cleverly designed, the home offers a main floor master retreat complete with premium ensuite bath and walk in closet. The same hallway accesses the laundry room featuring a rarely seen built-in clothes steamer system. There are two sizeable bedrooms up and each offers their own bath and oversized closet. A walkdown the exquisitely blended hardwood and white spindle staircase leads you to the lower level. Here a partial walkout allows natural light to flow into the space. You can sit by the second stone fireplace, recreate next to the wet bar or sit and enjoy popcorn and a movie in the home theatre with built in projector, screen and speakers that elevate the high-fidelity sound system. From a utility perspective enjoy the oversized 4 car garage complete with dog wash. Four separate stalls, large enough for pickups and each with a separate entry door. Journey down to the 47’x30’ shop with oversized doors, and appreciate the over insulated, heated and pine finished interior where even on the coldest days your propane bills are negligible. A 70’x120’ outdoor riding arena, the flat surface created by the installation of a large rock retaining wall, is built to exacting standards with the footing surface from imported German GGT, suitable for Hunter/Jumpers. Those horses need a barn and this 36’x25’ structure is finely built in every detail with cedar finish outside and pine inside. Two box stalls, tack room, main floor laundry and bath support the office and living area available upstairs from the main floor. This boutique equestrian property uses split rail wood fences to create paddock and pasture areas complete with cedar horse shelters and waterers. The entire property is enhanced by full perimeter split rail fence, includes an electric gate and is then upgraded by electric dog fencing. For security a Control 4 system monitors the security cameras throughout the property and the main gate. This is an exceptionally high-quality property with many upgrades. You will not be disappointed when you tour.</p>			
Inclusions:		Clothing Steamer System, Projector, Screen and Speakers in Theatre Room			
Property Listed By:		SOTHEYB’S INTERNATIONAL REALTY CANADA			

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























