



THE
A-TEAM

**RE/MAX
FIRST**

41090 COOK Road, Rural Rocky View County T4C 3A2

MLS® #: **A2110897**

Area: **NONE**

Listing Date: **03/05/24**

List Price: **\$1,583,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

2006

Lot Information

Lot Sz Ar:

145,926 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,751

Low Sqft:

Ttl Sqft:

2,751

DOM

75

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

6

Access:

Lot Feat:

Back Yard, Cleared, Cul-De-Sac, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Level, Yard Lights, Views

Park Feat:

220 Volt Wiring, Garage Door Opener, Gated, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, RV Garage, Workshop in Garage

Utilities and Features

Roof: **Metal**

Heating: **Hot Water, Natural Gas**

Sewer: **Septic Field, Septic Tank**

Ext Feat: **Courtyard, Private Entrance, Private Yard**

Construction:

Wood Frame

Flooring:

Carpet, Ceramic Tile, Concrete

Water Source:

Well

Fnd/Bsmt:

Slab

Kitchen Appl:

Dishwasher, Garage Control(s), Gas Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room

3pc Bathroom

Kitchen

4pc Bathroom

Level

Main

Main

Second

Dimensions

27`6" x 17`3"

0`0" x 0`0"

Room

Dining Room

Living Room

5pc Ensuite bath

Level

Main

Main

Second

Dimensions

25`1" x 9`3"

26`0" x 23`0"

Bedroom	Second	11`11" x 11`1"	Bedroom	Second	13`5" x 11`2"
Bedroom	Second	12`5" x 11`7"	Bedroom - Primary	Second	18`2" x 13`2"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		C-HWY	
Legal Desc:	0611311		Remarks

Pub Rmks:	<p>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. ***</p>
Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

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











