



THE
A-TEAM

**RE/MAX
FIRST**

261231 RANGE ROAD 40 , Cochrane T4C2X7

MLS® #: **A2119352**

Area: **NONE**

Listing Date: **04/05/24**

List Price: **\$1,049,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2023

Lot Information

Lot Sz Ar:

174,240 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,171

Low Sqft:

Ttl Sqft:

1,171

DOM

44

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

**2 Storey,Acreage
with Residence**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Level,Private
Double Garage Attached**

Parking

Ttl Park:

0

Garage Sz:

2

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

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

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Natural Woodwork,Open Floorplan,Recessed Lighting,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	23`11" x 10`0"
Bedroom	Main	10`1" x 9`8"
Bedroom	Main	10`2" x 10`8"
Laundry	Main	3`7" x 3`5"
Dining Room	Main	10`8" x 5`8"
Entrance	Lower	13`4" x 7`6"

Room	Level	Dimensions
Kitchen	Main	10`8" x 9`4"
5pc Bathroom	Main	10`1" x 4`11"
Living Room	Main	13`6" x 12`11"
Balcony	Main	11`11" x 21`3"
Furnace/Utility Room	Lower	7`0" x 7`7"
2pc Bathroom	Lower	2`8" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-RUR

1612493

Remarks

Pub Rmks:

***Check out the Drone video of this amazing property* Turnkey Carriage House on 4 Acres with Spectacular Views - Build Your Dream Home! This move-in ready carriage house, meticulously built to Rocky View secondary suite specifications, presents an exceptional opportunity to embrace luxury living while crafting your dream home. Situated just minutes from Cochrane and 7 minutes from NW Calgary, this property offers endless possibilities for those seeking tranquility, convenience, and the freedom to create their ideal living space. This newly built carriage house is ready to move in to while you plan and build your dream home. Alternatively, utilize the space as a rental property to generate income. With 3 spacious bedrooms and 1170 sq ft of living space, this carriage house is beautifully finished to the highest standard. The open-plan kitchen, living, and dining area provide a seamless flow for everyday living and entertaining. Step out onto the large balcony to host friends and family while soaking in the breathtaking views of the surrounding landscape and do some wildlife spotting! With no size restrictions and no architectural requirements other than Rocky View specifications, the possibilities for building your dream home are limitless. Bring your own builder and let your imagination run as you design a home tailored to your lifestyle and preferences. The property includes a double garage/workshop, offering ample space for storage, hobbies, or creating a workspace tailored to your needs. Bordering the ravine, you'll enjoy wildlife sightings from the comfort of your home, adding to the peaceful ambiance of the surroundings. Enjoy the convenience of a new 270 ft well, a new septic system, as well as power and gas connections, ensuring comfort and convenience for years to come. Don't miss out on this rare opportunity to own a property with endless potential in one of the most desirable areas. Schedule a viewing today and start envisioning the possibilities for your future home!**

Inclusions:
Property Listed By:

none
eXp Realty

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













