



THE
A-TEAM

**RE/MAX
FIRST**

273098 LOCHEND Road, Rural Rocky View County T4C 2Z8

MLS® #: **A2143545**

Area: **NONE**

Listing Date: **06/21/24**

List Price: **\$1,350,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$150k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1985**

Lot Information

Lot Sz Ar: **1,434,866 sqft**
Lot Shape:

Access:

Lot Feat: **Creek/River/Stream/Pond,Private,Views**
Park Feat: **Triple Garage Detached**

DOM

99
Layout
Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **10**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Well**
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	16`0" x 14`2"
Living Room	Main	15`11" x 13`11"
Bedroom	Main	11`6" x 9`6"
Bedroom	Upper	13`0" x 11`2"
Family Room	Basement	24`0" x 20`0"
3pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`6" x 12`3"
Bedroom	Main	13`4" x 10`0"
Bedroom - Primary	Upper	26`5" x 11`9"
Game Room	Basement	17`10" x 14`6"
3pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

Bedroom **Upper** **13`7" x 11`2"** Legal/Tax/Financial

Title: Zoning: A-SML p12.1
Fee Simple **1912391**
Legal Desc: Remarks

Pub Rmks: **Enjoyed by the same family for 40 years and boasting nearly 33 acres of land with breathtaking mountain views, this country estate presents a rare opportunity to fulfill your dreams of acreage living, all while being conveniently located just minutes from Cochrane, Airdrie, and Calgary! Picture yourself unwinding on your deck, surrounded by the sights and sounds of nature, with the sun setting behind the majestic mountains to the west. Across the street lies a Ducks Unlimited Reserve, enhancing wildlife habitat and preserving the land. On this stunning parcel, you'll find a main house, triple garage/carriage house, and a large structure currently housing a swimming pool. The well-maintained main house features five bedrooms above grade, including two on the main level with easy access to a full bathroom. The spacious eat-in kitchen, showcasing vaulted ceilings with an open-beam design, offers views in three directions and shares a charming two-sided wood burning fireplace with the formal dining room—the perfect setting for family dinners and festive gatherings! Upstairs hosts three additional bedrooms, including a vaulted primary bedroom, and another full bathroom. The walkout lower level includes a generous laundry room and two expansive family room/rec room spaces that could be repurposed as an additional bedroom if desired. Step into the covered sunroom which also provides access to a large enclosed, heated structure currently utilized as an indoor swimming pool building that has endless potential to be repurposed for various uses (imagine a massive greenhouse, games room and arcade, or even a dream car shop and showroom!). The triple garage offers ample indoor parking space, along with a workshop/studio and a partially built-out second level intended for a carriage house suite (subject to approval and permitting by the municipality). You'll appreciate the mature trees, pond, and other delightful features this property has to offer. The well hasn't been tested recently so we don't know the flow rate, however the neighboring parcels were tested a couple of years ago and had flow rates of 6 GPM & 10 GPM. Contact your favorite Realtor today to experience firsthand what could be your perfect new home!**

Inclusions: **Building materials in the unfinished apartment and in the unfinished studio attached to the garage**
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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









