



THE
A-TEAM

**RE/MAX
FIRST**

275114 LOCHEND Road, Rural Rocky View County T4C 1A2

MLS® #: **A2143751**

Area: **NONE**

Listing Date: **06/22/24**

List Price: **\$2,500,000**

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:

4,496

Year Built:

1993

Low Sqft:

Ttl Sqft:

4,496

Lot Information

Lot Sz Ar:

4,647,852 sqft

Lot Shape:

DOM

152

Layout

Beds:

7 (4 3)

Baths:

4.0 (3 2)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

8

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

On Golf Course,Private,Rectangular Lot

Double Garage Attached,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Natural Gas**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Balcony,Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Other,Refrigerator,Washer,Washer/Dryer,Water Conditioner,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,See Remarks,Steam Room,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

6`9" x 4`6"

5pc Ensuite bath

Main

15`9" x 13`0"

Bedroom

Main

14`9" x 11`2"

Dining Room

Main

13`7" x 7`5"

Kitchen

Main

13`6" x 12`7"

Living Room

Main

17`11" x 22`4"

Walk-In Closet

Main

11`11" x 5`1"

Other

Basement

13`4" x 7`4"

4pc Bathroom

Basement

5`0" x 9`10"

Room

Level

Dimensions

4pc Bathroom

Main

11`6" x 6`3"

Bedroom

Main

13`5" x 18`0"

Bedroom

Main

10`11" x 11`2"

Foyer

Main

14`0" x 8`7"

Laundry

Main

6`10" x 8`5"

Bedroom - Primary

Main

13`5" x 15`1"

2pc Bathroom

Basement

6`9" x 3`0"

Other

Basement

5`0" x 9`11"

Bedroom

Basement

11`4" x 14`9"

Bedroom
Game Room

Basement
Basement

14`2" x 10`11"
31`3" x 30`2"

Bedroom
Storage
Legal/Tax/Financial

Basement
Basement

13`11" x 14`6"
15`10" x 10`6"

Title:
Fee Simple
Legal Desc:

1611186

Zoning:
A-GEN

Remarks

Pub Rmks:

Welcome to this stunning walkout bungalow with over 4496 sq ft of living space and breathtaking mountain views. Nestled on 106 acres just north of Calgary, this property offers a serene escape. Experience the beauty of the rolling land, picturesque ponds, and lush greenhouse, all surrounded by abundant wildlife. As you step inside, you'll be welcomed by a meticulously crafted home boasting solid core doors, high-end kitchen appliances including a 36" Viking gas range with grill, stunning leathered granite counters, immaculate Cherry cabinets, tile floors, beautiful backsplash, and plenty of built-ins throughout the home. The main living area boasts soaring vaulted ceilings, floods of natural light through expansive windows, a cozy gas fireplace, and access to the deck for outdoor relaxation. The main floor is home to 4 spacious bedrooms, including a lavish primary suite offering sweeping views of the property, a deluxe 5-piece ensuite, and a roomy walk-in closet. A convenient laundry room with a sink and ample counter space adds to this level. Entertain with ease in the bright walk-out to grade lower level, complete with 3 additional bedrooms, a generous recreation area with a pool table and hot tub. Soak up the sun from the south-facing walkout. Plus, an oversized attached garage adds practicality and convenience. Updates abound with in-floor heating, new appliances (2020), resurfaced back deck, and a new roof (including barn) with updated soffit and fascia. Boasting a total of 7 bedrooms and 5 bathrooms, it presents an excellent opportunity for short-stay accommodations, making it an ideal retreat for guests seeking a memorable getaway. With its exceptional features and unbeatable location, this home is a must see. Don't miss out on this rare opportunity!

Inclusions:
Property Listed By:

**Alarm/Security System, Pool table, TV x2, Samsung Frame TV x2, Golf course equipment
Real Broker**

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