



THE
A-TEAM

**RE/MAX
FIRST**

34131 TOWNSHIP ROAD 262 , Rural Rocky View County T4C0B7

MLS® #: **A2146343** Area: **NONE** Listing Date: **07/06/24** List Price: **\$6,000,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,249,874 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,819**
 Low Sqft:
 Ttl Sqft: **3,819**

DOM

72
Layout
 Beds: **6 (6)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **20**
 Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Front Yard, Lawn, Landscaped, Meadow, Underground Sprinklers, Pasture Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Paved, Side By Side, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Entrance, Private Yard**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Crown Molding, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound**
 Utilities: **Electricity Connected, Natural Gas Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 12`0"
Kitchen With Eating Area	Main	14`7" x 13`10"
Mud Room	Main	16`8" x 7`10"
Bedroom	Upper	13`5" x 11`8"
Bedroom	Upper	12`11" x 12`5"

Room	Level	Dimensions
Dining Room	Main	15`0" x 12`5"
Other	Main	7`11" x 5`4"
Bedroom - Primary	Upper	133`2" x 12`8"
Bedroom	Upper	14`4" x 11`8"
Bedroom	Upper	10`11" x 10`2"

Bedroom	Upper	10`11" x 10`0"	Office	Upper	9`11" x 8`5"
Laundry	Upper	7`11" x 7`10"	Other	Upper	11`5" x 9`3"
Game Room	Lower	32`9" x 13`0"	Family Room	Lower	17`5" x 12`7"
2pc Bathroom	Main	5`5" x 5`4"	4pc Bathroom	Upper	8`10" x 5`11"
5pc Ensuite bath	Upper	11`9" x 9`10"	4pc Bathroom	Lower	8`8" x 7`7"
4pc Bathroom	Upper	8`11" x 5`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-Gen**
 Legal Desc: **1811556**

Remarks

Pub Rmks: **Nestled amongst rolling hills East of Cochrane it is our privilege to present this top-notch equestrian facility & luxury residence. With a heated 80'x 200' arena featuring large windows, updated lighting and a rainwater collection system, this quality building is efficient & versatile. The upper level is equally as impressive with a spacious lounge overlooking the arena, kitchen for hosting gatherings and large private office. There is a West facing deck that spans the front of the arena with breathtaking mountain views, glass railing and ample space for outdoor entertaining. Attached to the arena is handsome 6 stall barn appointed w/ automatic stall waterers, wash bay, tack room, feed room & sitting area. Just a short walk away through the manicured grounds with its mature trees paved roads you will be wowed by the principle barn with 43 watered box stalls. This impressive building has new heaters, a renovated lounge, bathrooms, wash bay and ample tack storage. Outside are 43 paddocks of various sizes and 41 outdoor waterers. There are also two outdoor riding arenas, ½ mile limestone racetrack, hot walker & round pen to facilitate training objectives in multiple disciplines. Recently added to the property is a 60' x 80' heated shop w/ two overhead doors, water, linear floor drain and epoxy finish floor. The principle residence is a gorgeous custom home added to the property in 2021. Boasting 3819 sf of above-grade living space this one of a kind luxury abode features 6 bedrooms, impeccable finishes and integrated media. Its unique design offers opportunities for live/work usage and includes an elevator servicing all 3 floors. The main level has a warm and welcoming appeal, anchored by a stunning sandstone gas fireplace that serves as a focal point for the kitchen, dining and living room. The kitchen is a chef's dream, featuring under cabinet lighting, quartz countertops, high end appliances & designer lighting selections. Upstairs are six bedrooms including a beautiful principle suite with a gorgeous ensuite bathroom and walk-in closet. The rest of the floor was designed so that the 3 bedrooms in the South wing can be separated, perfect for home office, live-in nanny or multi-generational living. There is also a practical kitchenette area, two 4 piece bathrooms and lovely laundry room on the second level. The lower level is fully finished with a large rec room, Murphy Bed and full bathroom. A triple attached heated garage, screened in deck and air conditioning complete this truly extraordinary country residence. Nearby a renovated 3 bedroom mobile home is perfect for staff accommodation. There are two machine/hay storage buildings on the property + ample trailer parking. The operation has 2 water wells , 4 septic tanks w/ 3 fields. An electronic gated entry provides peace of mind & safety for residents and boarders like. Whether you're a professional or passionate horse lover don't miss your opportunity to acquire this exceptional facility.**

Inclusions: **List available**
 Property Listed By: **CiR Realty**

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