



THE
A-TEAM

**RE/MAX
FIRST**

44092 & 44080 TOWNSHIP ROAD 274 , Rural Rocky View County T4C 2X8

MLS® #: **A2155389** Area: **NONE** Listing Date: **08/09/24** List Price: **\$3,200,000**
 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** Finished Floor Area
 Year Built: **1987** Abv Sqft: **3,460**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,306,800 sqft** Ttl Sqft: **3,460**
 Lot Shape:

DOM

40
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:

Lot Feat: **Brush, Square Shaped Lot, Treed, Views**
 Park Feat: **Additional Parking, Block Driveway, Covered, Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, Secured, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle, Metal**
 Heating: **In Floor, Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Fire Pit, Storage**

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Cork, Hardwood, Slate, Vinyl**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	27`0" x 13`11"	Kitchen	Main	11`7" x 11`2"
Breakfast Nook	Main	10`0" x 9`2"	Dining Room	Main	11`7" x 11`3"

Office	Upper	13`11" x 8`6"	Exercise Room	Main	30`4" x 15`11"
Family Room	Lower	22`9" x 13`0"	Laundry	Lower	13`2" x 4`1"
Furnace/Utility Room	Lower	8`10" x 8`9"	Media Room	Upper	26`5" x 13`9"
Other	Upper	10`4" x 7`6"	Foyer	Main	11`7" x 6`2"
Game Room	Upper	16`5" x 15`7"	Bedroom - Primary	Upper	23`4" x 11`3"
Bedroom	Upper	13`10" x 13`5"	Bedroom	Lower	12`11" x 9`9"
Bedroom	Lower	12`9" x 12`4"	3pc Bathroom	Main	
3pc Bathroom	Lower		3pc Bathroom	Upper	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0310188**

Zoning: **A-SML**

Remarks

Pub Rmks: **Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 30 scenic acres with breathtaking panoramic mountain views. This estate features two incredible homes, each offering its own distinctive charm and luxury. The larger home boasts over 4,400 sq. ft. of developed space, blending country, cabin, and modern aesthetics. The soaring A-frame windows perfectly capture the scenic views of the property and the majestic mountains beyond. Inside, you'll find a mix of wood and stone textures, creating a warm and inviting atmosphere. The home features soaring ceilings, multiple living spaces, and thoughtful design details that highlight its unique character. Whether you're relaxing by the stone fireplace, enjoying the expansive entertainment room, or unwinding in one of the four bedrooms, this home provides a perfect blend of comfort and style. The second home is a modern masterpiece, featuring a 2,200 sq. ft. shop and 2,300 sq. ft. of living space. This home is designed for contemporary living with sleek lines and clean finishes. Each of the three bedrooms has its own full ensuite bathroom, providing privacy and comfort for all residents. A highlight of this home is the incredible rooftop patio, offering a stunning vantage point to enjoy sunsets and panoramic views of the mountain range. The open-concept main kitchen and living area are perfect for entertaining, while the secondary kitchen and additional amenities add to the home's functionality and versatility. This property is perfect for those seeking a peaceful retreat with modern conveniences. Whether you're looking to raise animals, entertain guests, or simply enjoy the tranquility of nature, this estate offers endless possibilities. Experience the best of both traditional and modern living in this extraordinary property. Don't miss your chance to own this dream estate! (Check out the 3D tour links for both homes and ask your favorite Realtor for access to additional information on this property). Do not enter property without an appointment.**

Inclusions: **2nd fridge, 2 additional sets of washers and dryers, Hot Tub, Shed, Playhouse, Projector**
 Property Listed By: **eXp Realty**

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