



THE
A-TEAM

**RE/MAX
FIRST**

40191 RETREAT Road, Rural Rocky View County T4C 2W4

MLS® #: **A2157667** Area: **NONE** Listing Date: **08/27/24** 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**
 Year Built: **1994**
 Lot Information
 Lot Sz Ar: **259,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,567**
 Low Sqft:
 Ttl Sqft: **2,567**

DOM

98
Layout
 Beds: **5 (3 2)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **20**
 Garage Sz: **4**

Access:
 Lot Feat: **No Neighbours Behind, Pasture, Private, Secluded, See Remarks, Treed, Wooded**
 Park Feat: **Heated Garage, Oversized, Parking Pad, Quad or More Attached, RV Access/Parking**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic System, Septic Tank**
 Ext Feat: **BBQ gas line, Garden, Other, Private Yard**

Construction: **Stone, Stucco**
 Flooring: **Hardwood, Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dryer, Gas Stove, Microwave, Washer, Wine Refrigerator**
 Int Feat: **Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Primary Downstairs, Sauna, Vaulted Ceiling(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	18`4" x 16`5"
Dining Room	Main	29`9" x 40`9"
Kitchen	Main	75`6" x 64`0"
Living Room	Main	59`7" x 59`4"
Bedroom - Primary	Main	56`10" x 42`8"
2pc Ensuite bath	Upper	15`0" x 17`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	33`8" x 39`11"
Foyer	Main	32`0" x 23`9"
Laundry	Main	30`11" x 21`11"
Mud Room	Main	25`2" x 42`11"
Walk-In Closet	Main	36`4" x 23`0"
3pc Bathroom	Upper	17`3" x 24`10"

Bedroom	Upper	45`8" x 59`1"
4pc Bathroom	Basement	33`11" x 44`10"
Bedroom	Basement	39`8" x 55`3"
Game Room	Basement	51`5" x 105`7"
Furnace/Utility Room	Basement	48`5" x 21`11"
Kitchenette	Suite	47`0" x 31`5"
3pc Bathroom	Suite	21`4" x 29`6"
Laundry	Suite	13`1" x 30`7"
Other	Suite	37`6" x 30`7"
Other	Suite	18`4" x 23`6"

Bedroom	Upper	45`5" x 43`6"
Bedroom	Basement	37`9" x 43`9"
Hobby Room	Basement	25`5" x 38`10"
Media Room	Basement	71`4" x 43`6"
Workshop	Suite	100`1" x 152`10"
Office	Suite	29`0" x 43`9"
Other	Suite	80`5" x 43`9"
Other	Suite	38`3" x 30`7"
Storage	Suite	38`3" x 30`4"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-RUR
Legal Desc:	9211334

Remarks

Pub Rmks: **Escape to your own private sanctuary, nestled on 6 acres of pristine land, where modern luxury meets the tranquil beauty of nature. This spectacular, custom-built home offers a perfect blend of contemporary upgrades and timeless craftsmanship, making it an inviting retreat for those seeking a relaxed lifestyle. Surrounded by whispering trees and rolling hills, the home's stone-clad exterior exudes European charm, while the extensive renovations, completed over the past five years, reflect an unwavering commitment to quality. Inside, large windows bathe the open-concept living spaces in natural light, highlighting the elegant details such as the striking wood-burning stone fireplace, hickory hardwood and travertine floors, and hand-crafted cabinetry. The heart of the home is the gourmet kitchen, featuring top-of-the-line stainless steel appliances, including a Wolf gas range and SubZero fridge, paired with custom brick accents that add warmth and character. The main floor primary suite is a haven of serenity, with views over the gently winding drive and a luxurious ensuite that offers dual sinks, crisp subway tiles, and sleek black accents. Upstairs, two charming bedrooms each feature their own bathrooms and cozy window seats, creating perfect private retreats. The fully finished walkout basement expands your living space with a host of amenities. Enjoy a spacious rec room with a wet bar and a cozy stone fireplace, perfect for entertaining. The basement also features a dedicated movie area with a projector and screen, two bright bedrooms, a full bathroom with a sauna, and a workshop equipped with stainless steel built-in storage—ideal for any hobby or creative pursuit. Just outside, a private hot tub area offers a serene escape, surrounded by nature. Beyond the main home, this property is a dream for equestrian enthusiasts or those seeking space for a home-based business. The upgraded barn, complete with two horse stalls, a tack room, and an upper flex room with a deck, offers endless possibilities—from a boutique equestrian facility to a serene office space. The riding arena, constructed with no expense spared, provides a premium environment for horses and riders alike, surrounded by thoughtfully designed paddocks and shelters. For those with a passion for craftsmanship or needing ample workspace, the expansive 47 X 31' workshop is perfectly equipped to accommodate any hobby or business venture. Additional features include a charming playhouse, a pottery studio, greenhouse & your own chicken coupe! This extraordinary property is not just a home — it's a lifestyle. Whether you're seeking a peaceful retreat, a space to nurture your passions, or a versatile property with endless potential, this acreage has it all. Experience the serenity and beauty of country living, just minutes from the conveniences of the city. Schedule your private tour today and discover the possibilities that await you in this unparalleled estate.**

Inclusions: **2 Fridges, 2 Dishwashers, Hoodfan, European washer/dryer, clothes steamer, garage openers with 4 controls, Projector, Screen, Wall-mounted speakers, Central vacuum system with attachments, Audio/visual system in basement, alarm equipment, 3 Wall mounted tv's, Satellite dish, Command 4 components, Transmitter and Collars for 6 acre invisible fencing.**

Property Listed By: **Real Broker**

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











