



THE
A-TEAM

**RE/MAX
FIRST**

270009 HORSE CREEK Road, Rural Rocky View County T4C 2W2

MLS® #: **A2167323** Area: **NONE** Listing Date: **09/20/24** List Price: **\$2,400,000**
 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: **2002** Abv Sqft: **2,773**
 Low Sqft:
 Ttl Sqft: **2,773**

Lot Information

Lot Sz Ar: **658,627 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Environmental Reserve,Farm,No Neighbours Behind,Landscaped,Many Trees,Native Plants,Pasture,Views**

Park Feat:

Front Drive,Garage Door Opener,Garage Faces Front,Gravel Driveway,Heated Garage,Oversized,Side By Side,Triple Garage Attached

Utilities and Features

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

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Cistern,Private,Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Available,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 7`2"	5pc Ensuite bath	Main	10`6" x 15`0"
6pc Bathroom	Main	8`9" x 10`11"	Bedroom	Main	10`11" x 11`11"
Bedroom	Main	10`11" x 11`10"	Bedroom	Main	10`11" x 12`10"
Dining Room	Main	12`5" x 16`1"	Foyer	Main	8`0" x 12`7"
Kitchen	Main	14`5" x 14`4"	Laundry	Main	8`11" x 7`1"
Living Room	Main	19`3" x 15`11"	Office	Main	9`11" x 14`6"

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Bedroom - Primary	Main	15`11" x 15`10"	Walk-In Closet	Main	9`1" x 15`0"
3pc Bathroom	Main	10`7" x 18`0"	Other	Lower	16`1" x 20`1"
Bedroom	Lower	11`11" x 12`3"	Kitchen	Lower	14`4" x 9`8"
Game Room	Lower	24`6" x 33`0"	Media Room	Lower	28`1" x 13`2"
Game Room	Lower	17`8" x 14`5"	Sunroom/Solarium	Lower	13`3" x 13`10"
Furnace/Utility Room	Lower	9`3" x 10`4"	Furnace/Utility Room	Lower	7`10" x 17`10"
Furnace/Utility Room	Lower	15`8" x 15`4"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Experience seclusion and tranquility on this private 15 acre estate. Bordering the Horse Creek environmental reserve, sweeping views of rolling hills and countryside pasture impress from every angle. Access miles of walking and equestrian trails just off property which provide access to serene nature and panoramic mountain views. This thoughtfully planned, elegant Bungalow provides over 5500 total developed square feet and the 1700 sq. ft. barn/shop frames the perfect backdrop for an equestrian setting or hobby shop away from the hustle and bustle of the city. This extraordinary property is located minutes away from Cochrane, offering the perfect investment for the discerning buyer interested in having a country-quiet, yet city close acreage lifestyle with all the luxuries, along with the unique and incredibly valuable ability to subdivide the property. This is truly a lifestyle of elegance, privacy, and enduring value. Crafted with quality, this residence is luxurious western country living at its finest, boasting meticulous design with an expansive interior that will truly awe you. Stepping into the entrance you're greeted by soaring 14' ceilings into an inviting haven perfect for hosting memorable gatherings with friends and family. New hardwood floors throughout the living room, kitchen and dining room, and a grand wood burning fireplace are warm and inviting. For the chef in the family, the kitchen is a dream come true, featuring a Subzero fridge, huge island, prep sink, and ample storage. The primary bedroom offers new hardwood flooring and stunning sunset mountain views. The ensuite is a sanctuary unto itself, featuring a deep air jet tub, a steam shower, double sinks, and an enviable closet. Descend the beautiful spiral staircase to the walkout lower level, where you'll once again be struck by the attention to detail. A wall of expansive windows illuminates a bright seating area and patio, roughed in for hot tub. Adjacent to the custom designed bar, you'll discover a wine room where you can collect, showcase, and savour your favourite wines. This level features a family room with snooker table, a dedicated theatre room with gas fireplace, gym area and a sunroom/den. In addition, for the independent family member or caretaker is a legal one-bedroom suite with a full Kitchen. The oversized triple car garage is also equipped with in-floor heat and has ample space to accommodate a full-size truck. In addition, the heated barn/shop awaits with 576 sq. ft. attached overhang ideal for hay storage or parking oversized equipment. Currently set up for horse barn with six portable indoor stalls, interior standpipe for water, 16' aisle way, large, separate tack/tool room, one man door and two oversized doors. Potential space for a 125 x 250 riding arena adjacent to the barn. Two exterior standpipes, plus one automatic waterer. Cross fencing and paddocks with three plywood horse shelters. Approximately 8 acres of productive hay field.**

Inclusions: **Pool Table, Fish Tank**
 Property Listed By: **The Real Estate District**

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











