

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

MLS®#:	A2188111	Area:	NONE	Listing Date:	01/16/25	List Price: \$2,850,000
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



Information			DOM		
pe:	Residential			6	
e:	Detached			<u>Layout</u>	
vn:	Rural Rocky View	Finished Floor Are	<u>ea</u>	Beds:	4 (2 2)
	County	Abv Sqft:	3,460	Baths:	3.0 (3 0)
ilt:	1987	Low Sqft:		Style:	2 Storey, Acreage
rmation		Ttl Sqft:	3,460		with Residence
r:	1,306,800 sqft				
be:				Parking	
				Ttl Park:	10
				Garage Sz:	3

Brush,Square Shaped Lot,Treed,Views

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

Roof:	Asphalt Shingle, Metal		Construction: Cement Fiber Board,Wood Frame Flooring:					
Heating:	In Floor,Forced Air							
Sewer:	Septic Field, Septic Tank							
Ext Feat: Balcony,Fire Pit,Storage			Cork,Hardwood,Slate,Vinyl Water Source: Well					
			Fnd/Bsmt:					
			Poured Concrete					
	Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwash		sher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water					
Kitchen Appl:	Bar Fridge,Central Air	· Conditioner, Dishwasher, Electric S	tove,Garage Control(s),Range Ho	od,Refrigerator,Tankless W	ater Heater,Washer/Dryer,Water			
Kitchen Appl:	Bar Fridge,Central Air Softener,Window Cov		tove,Garage Control(s),Range Ho	ood,Refrigerator,Tankless W	ater Heater,Washer/Dryer,Water			
	Softener, Window Cov	erings		•	later Heater,Washer/Dryer,Water atural Woodwork,Open Floorplan,Separate			
	Softener, Window Cov Bar, Bookcases, Built-in	erings	acuum,Double Vanity,Dry Bar,Hi	gh Ceilings,Kitchen Island,N				
Int Feat:	Softener, Window Cov Bar, Bookcases, Built-in	erings n Features,Ceiling Fan(s),Central V	acuum,Double Vanity,Dry Bar,Hi	gh Ceilings,Kitchen Island,N				
Int Feat:	Softener, Window Cov Bar, Bookcases, Built-in	erings n Features,Ceiling Fan(s),Central V	acuum,Double Vanity,Dry Bar,Hi	gh Ceilings,Kitchen Island,N				
Kitchen Appl: Int Feat: Utilities: <u>Room</u>	Softener, Window Cov Bar, Bookcases, Built-in	erings n Features,Ceiling Fan(s),Central V	acuum,Double Vanity,Dry Bar,Hi ulted Ceiling(s),Walk-In Closet(s	gh Ceilings,Kitchen Island,N				
Int Feat: Utilities:	Softener,Window Cov Bar,Bookcases,Built-i Entrance,Stone Count	erings n Features,Ceiling Fan(s),Central V ters,Storage,Tankless Hot Water,Va	acuum,Double Vanity,Dry Bar,Hig oulted Ceiling(s),Walk-In Closet(s Room Information	gh Ceilings,Kitchen Island,N)	atural Woodwork,Open Floorplan,Separate			

Utilities and Features

Office Family Room Furnace/Utility Room Other Game Room Bedroom Bedroom 3pc Bathroom	Upper Lower Upper Upper Upper Lower Lower	13`11" x 8`6" 22`9" x 13`0" 8`10" x 8`9" 10`4" x 7`6" 16`5" x 15`7" 13`10" x 13`5" 12`9" x 12`4"	Exercise Room Laundry Media Room Foyer Bedroom - Primary Bedroom 3pc Bathroom 3pc Bathroom Legal/Tax/Financial	Main Lower Upper Main Upper Lower Main Upper	30`4" x 15`11" 13`2" x 4`1" 26`5" x 13`9" 11`7" x 6`2" 23`4" x 11`3" 13`0" x 9`9"		
Title: Fee Simple Legal Desc:	0310188	Zoning: A-SML	Remarks				
Pub Rmks: Inclusions: Property Listed By:	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. Property was previously used as both an Air BNB and sort term rental with great success! Check out the 3D tour links for both homes and ask your favorite Realtor for access to additional information on this property. Do						

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













