



THE
A-TEAM

**RE/MAX
FIRST**

275114 LOCHEND Road, Rural Rocky View County T4C 1A2

MLS® #: **A2188403** Area: **NONE** Listing Date: **01/17/25** List Price: **\$2,500,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Residential Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1993**
 Lot Information
 Lot Sz Ar: **4,647,852 sqft**
 Lot Shape:
 Access:
 Lot Feat: **On Golf Course, Private, Rectangular Lot**
 Park Feat: **Double Garage Attached, Double Garage Detached**

DOM

1
Layout
 Beds: **7 (4 3)**
 Baths: **4.0 (3 2)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Other, Refrigerator, Washer, Washer/Dryer, Water Conditioner, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 4`6"	4pc Bathroom	Main	11`6" x 6`3"
5pc Ensuite bath	Main	15`9" x 13`0"	Bedroom	Main	13`5" x 18`0"
Bedroom	Main	14`9" x 11`2"	Bedroom	Main	11`0" x 11`2"
Dining Room	Main	13`7" x 7`5"	Foyer	Main	14`0" x 8`7"
Kitchen	Main	13`6" x 12`7"	Laundry	Main	6`10" x 8`5"
Living Room	Main	18`0" x 22`4"	Bedroom - Primary	Main	13`5" x 15`1"
Walk-In Closet	Main	12`0" x 5`1"	2pc Bathroom	Basement	6`9" x 3`0"
Other	Basement	13`4" x 7`4"	Other	Basement	5`0" x 10`0"
4pc Bathroom	Basement	5`0" x 9`10"	Bedroom	Basement	11`4" x 14`9"

**Bedroom
Game Room**

**Basement
Basement**

**14`2" x 11`0"
31`3" x 30`2"**

**Bedroom
Storage**
Legal/Tax/Financial

**Basement
Basement**

**14`0" x 14`6"
15`10" x 10`6"**

Title:
Fee Simple
Legal Desc:

1611186

Zoning:
A-GEN

Remarks

Pub Rmks:

Welcome to this stunning walkout bungalow with over 4496 sq ft of living space and breathtaking mountain views. Nestled on 106 acres just north of Calgary, this property offers a serene escape. Experience the beauty of the rolling land, picturesque ponds, and lush greenhouse, all surrounded by abundant wildlife. As you step inside, you'll be welcomed by a meticulously crafted home boasting solid core doors, high-end kitchen appliances including a 36" Viking gas range with grill, stunning leathered granite counters, immaculate Cherry cabinets, tile floors, beautiful backsplash, and plenty of built-ins throughout the home. The main living area boasts soaring vaulted ceilings, floods of natural light through expansive windows, a cozy gas fireplace, and access to the deck for outdoor relaxation. The main floor is home to 4 spacious bedrooms, including a lavish primary suite offering sweeping views of the property, a deluxe 5-piece ensuite, and a roomy walk-in closet. A convenient laundry room with a sink and ample counter space adds to this level. Entertain with ease in the bright walk-out to grade lower level, complete with 3 additional bedrooms, a generous recreation area with a pool table and hot tub. Soak up the sun from the south-facing walkout. Plus, an oversized attached garage adds practicality and convenience. Updates abound with in-floor heating, new appliances (2020), resurfaced back deck, and a new roof (including barn) with updated soffit and fascia. Boasting a total of 7 bedrooms and 5 bathrooms, it presents an excellent opportunity for short-stay accommodations, making it an ideal retreat for guests seeking a memorable getaway. With its exceptional features and unbeatable location, this home is a must see. Don't miss out on this rare opportunity!

Inclusions:
Property Listed By:

**Alarm/Security System, Pool table, TV x2, 'Frame' TV, Samsung Frame
Real Broker**

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











