

## 40191 RETREAT Road, Rural Rocky View County T4C 2W4

MLS®#:	A2191236	Area:	Listing Date:	01/31/25	List Price: <b>\$2,999,999</b>
Status:	Pending	County: Rocky View Coun		None	Association: Fort McMurray



ral Information				DOM	
Туре:	Residential			79	
ype:	Detached			<u>Layout</u>	
own:	Rural Rocky View	Finished Floor Are	2a	Beds:	5 (3 2 )
	County	Abv Sqft:	2,567	Baths:	5.0 (4 2)
Built:	1994	Low Sqft:		Style:	2 Storey, Acreage
<u>formation</u>		Ttl Sqft:	2,567		with Residence
z Ar:	259,617 sqft	·			
nape:				Parking	
				Ttl Park:	20
				Garage Sz:	4
S:				5	
eat:	No Neighbours Beh	ind,Pasture,Privat	e,Secluded,See Ren	narks,Treed,Wooded	
eat:	Heated Garage,Ove	ersized,Parking Pa	d,Quad or More Atta	ched,RV Access/Parking	1

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Cedar Shake Forced Air,Natural Gas Septic Field,Septic System,Septic Ta BBQ gas line,Garden,Other,Private Y		Construction: Stone,Stucco Flooring: Hardwood,Tile Water Source: Well Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:		s Stove,Microwave,Wine Refrigerato lling Fan(s),Granite Counters,No Smo	r	ry Downstairs,Sauna,Vaulte	ed Ceiling(s),Wet Bar
Room 2pc Bathroom Dining Room Kitchen Living Room Bedroom - Prin 2pc Ensuite ba	Main Main Main mary Main	Dimensions 18`4" x 16`5" 29`9" x 40`9" 75`6" x 64`0" 59`7" x 59`4" 56`10" x 42`8" 15`0" x 17`3"	Room 4pc Ensuite bath Foyer Laundry Mud Room Walk-In Closet 3pc Bathroom	<u>Level</u> Main Main Main Main Upper	Dimensions 33`8" x 39`11" 32`0" x 23`9" 30`11" x 21`11" 25`2" x 42`11" 36`4" x 23`0" 17`3" x 24`10"

bedroomBasement39 % x 55 3°.Hoby RoomBasement25 5° x 38 10°.Same RoomBasement41 5° x x 21 11°.WorkhopBasement71 4° x 43 6°.FurnacciUtility RoomBasement47 5° x 31 5°.OfficeSuite100 1° x 152 10°.Suite21 4° x 29 6°.OtherSuite20 0° x 43 9°.Suite13 1° x 30 7°.OtherSuite38 3° x 30 7°.Suite31 5° x 28 10°.Suite38 3° x 30 7°.OtherSuite38 3° x 30 7°.StorageSuite18 4° x 23 6°.Legal/Tax/FinancialEagal/Tax/FinancialTriceZoning: R-RURRemarks:Suite211334Remarks:Second colspan="2">Suite Source colspan="2">Sauce colspan="2" <th>Bedroom</th> <th>Upper</th> <th>45`8" x 59`1"</th> <th>Bedroom</th> <th>Upper</th> <th>45`5" x 43`6"</th>	Bedroom	Upper	45`8" x 59`1"	Bedroom	Upper	45`5" x 43`6"
Same Room     Basement     51.5 " x 105.7"     Medi Room     Basement     71.4" x 43.6"       Umrace/Utility Room     Basement     47.6" x 31.5"     Office     Suite     29.0" x 43.9"       Suite     21.4" x 23.6"     Other     Suite     29.0" x 43.9"       Suite     13.1" x 30.7"     Other     Suite     38.3" x 30.7"       Other     Suite     38.3" x 30.7"     Storage     Suite     38.3" x 30.7"       Other     Suite     38.3" x 30.7"     Storage     Suite     38.3" x 30.7"       Other     Suite     38.3" x 30.7"     Storage     Suite     38.3" x 30.7"       Other     Suite     38.3" x 30.7"     Storage     Suite     38.3" x 30.7"       Other     Suite     38.3" x 30.7"     Storage     Suite     38.3" x 30.7"       Other     Suite     29.1134     Resement     Storage     Suite     38.3" x 30.7"       Suite     29.1134     Resument     Resument     Resument     Resument     Resument     Resument     Storage     Suite     Storage	4pc Bathroom	Basement	33`11" x 44`10"	Bedroom	Basement	37`9" x 43`9"
Furnace(Utility Room (schemette bee Bathroom be Bathroom Suite         Basement (1 * x 12 * 10 * (1 * x 12 * 10 * 0) (schemette bee Bathroom Suite         Basement (1 * x 12 * 10 * 0) (schemette bee Bathroom Suite         Basement (1 * x 12 * 10 * 0) (schemette bee Bathroom Suite         Dift * x 12 * 10 * 0) (schemette bee Bathroom Suite         Dift * x 12 * 10 * 0) (schemette Bee Bathroom Suite         Dift * x 12 * 10 * 0) (schemette Bee Bathroom Suite         Dift * x 12 * 10 * 0) (schemette Bee Bathroom Suite         Dift * x 12 * 10 * 0) (schemette Bee Bathroom Base Bathroom Suite         Dift * x 12 * 10 * 0) (schemette Bee Bathroom Base Bathroom Bathroom Base Bathroom Base Bathroom B	Bedroom	Basement	39`8" x 55`3"	Hobby Room	Basement	25`5" x 38`10"
kitchenetie       Suite       47 0° x 31 5°       Office       Suite       29 0° x 43 9°         spe Bathroom       Suite       21 4° x 20 6°       Other       Suite       80 5° x 43 9°         Laundry       Suite       37 6° x 30 7°       Storage       Suite       38 3° x 30 7°         Other       Suite       38 3° x 30 7°       Storage       Suite       38 3° x 30 4°         Other       Suite       38 3° x 30 4°       Storage       Suite       38 3° x 30 4°         Other       Legal/Tax/Frinancial       Bemarks       Bemarks       Storage       Stor	Game Room	Basement	51`5" x 105`7"	Media Room	Basement	71`4" x 43`6"
Spic Bathroom       Suite       21'4' x 29'6'       Other       Suite       80'5' x 43'9'         Suite       31'6' x 30'7'       Storage       Suite       38'3' x 30'4'         Suite       31'6' x 20'7'       Storage       Suite       38'3' x 30'4'         Store       Storage       Suite       38'3' x 30'4'         Legal/Tax/Financial       Legal/Tax/Financial       Storage       Storage         Partice       Zoning:       Restrict       Storage       Storage         Storage       Storage       Storage       Storage       Storage         Storage       Storage       Storage       Storage       Storage       Storage         Storage	Furnace/Utility Room	Basement	48`5" x 21`11"	Workshop	Suite	100`1" x 152`10"
Jundry       Suite       13'1' x 30'7'       Other       Suite       38'3' x 30'7'         Dther       Suite       18'4' x 23'6'       Legal/Tax/Financial       38'3' x 30'4'         Dther       Suite       38'3' x 30'4'       38'3' x 30'4'         Dther       Suite       38'3' x 30'4'         Legal/Tax/Financial       Legal/Tax/Financial       38'3' x 30'4'         The:       Zoning:       Remarks       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-bu home offers a perfect blend of contemporary upgrades and timeless craftsmanship, making it an inviting retreat for those seeking a relaxed lifestyle. Surroundee whispering trees and roling hills, the home's stome-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 a the striking wood-burning stome fireplace, hickory handwood and traver the genty winding drive and a luxurious esustle that offers dual sinks, crisp subwar tiles, and sieks black accents. Upstairs, two charming beforoms each feature their own bathroms and cozy window seats, creating perfect private retreats. The fully finished walkout basement also feature and projector and screen, two bright beforoms, at 101'14'14'14'14'14'14'14'14'14'14'14'14'14	Kitchenette	Suite	47`0" x 31`5"	Office	Suite	29`0" x 43`9"
biter       Suite       31° 6" x 30 °r       Storage       Suite       Suite       38° 3" x 30° 4"         bther       Suite       20/10x;       Legal/Tax/Financial       Legal/Tax/Financial         Title:       Zoning:       R-RUR       P211334       Remarks       Remarks       Scorape to your own private sanctuary, nestled on 6 acres of pristne land, where modern luxury meets the tranquil beauty of nature. This spectacular, custom-bu home offers a perfect bend of contemporary upgrades and timeless craftsmanship, making it an inviting retract for those seeking a relaxed lifestyle. Surroundee 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 a the striking wood-burning stone fireplace, hickory hardwood and travertine floors, and hand-crafted cabinetry. The heart of the home is the gournet kitchen, featuring top-of-the-line stainless stel appliances, including a scere thy working drive and a luxurous ensult that offers dual sinks, crisp subwot tiles, and sleek black accents. Upstairs, two charming bedrooms each feature their own bathrooms and cozy window seats, creating perfect private retractas. The fully finished walkout basement expands your living space with a brois of one entities. Enjoy a spacious rec room with a secting space, surrounded by nature. Beyond the main home, this property is a direar for equestrian enthusiats to riso seeking space for a home-based business. The upgraded barn, complete with hoo horse seat of an entities. Enjoy a spacious provispace he expansise 47 X 31" worksho js perfect; equipped to acccom	3pc Bathroom	Suite	21`4" x 29`6"	Other	Suite	80`5" x 43`9"
Suite       18'4" x 23'6" Legal/Tax/Financial         Title:       Zoning: Res Simple       RRUR         segal Desc:       921334       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-but home offers a perfect blend of contemporary upgrades and timeless craftsmanship, making it an inviting retreat for those seeking a relaxed lifestyle. Surrounded 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 committment to quality. Inside, large windows bathe the open-concept living spaces in natural light, highlighting the legant details such at 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 frige, paired with custom brick accents that add warmth and character. The main floor primary suite is a haven of serenity, with views over the gentty winding drive and a luxurious ensuite that offers dual sinks, crisp subwat 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. Floy a space for a home-based business. The upgraded barn, complete with two hores stalls, a tack room, and an upper flex room with a deck, offers endless possibilities-from a boutique equestrian facility to a sereen offic space. The riding arena, constructed with no expense spared, provides a premlum envinonment for horses and riders a lisenge eacea	Laundry	Suite	13`1" x 30`7"	Other	Suite	38`3" x 30`7"
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accommodate any hobby or business venture. Additional features include a charming playhouse, a pottery studio, greenhouse & your own chicken coop! 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 w 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 priv tour today and discover the possibilities that await you in this unparalleled estate. nclusions: 2 Fridges, 2 Dishwashers, Hoodfan, 2 Washers, Clothes Steamer, Garage Opener with 4 Controls, Projector, Screen, Wall Mounted Speakers, Central Vacuum syst with components, 3 Wall Mounted TVs, Satelite Dish, Command 4 Components, Transmitter for 6 acre Invisible Fence & All associated system dog Collars	Pub Rmks:	home offers a perfect whispering trees and reflect an unwavering the striking wood-bur featuring top-of-the-li character. The main fi	blend of contemporary upgrades a rolling hills, the home's stone-clad commitment to quality. Inside, lar ning stone fireplace, hickory hardw ne stainless steel appliances, inclu loor primary suite is a haven of serv	nd timeless craftsmanship, mak exterior exudes European charn ge windows bathe the open-con ood and travertine floors, and h ding a Wolf gas range and SubZ enity, with views over the gently	ing it an inviting retreat for the n, while the extensive renovation cept living spaces in natural lig nand-crafted cabinetry. The hea ero fridge, paired with custom y winding drive and a luxurious	ose seeking a relaxed lifestyle. Surrounded l ons, completed over the past five years, ht, highlighting the elegant details such as rt of the home is the gourmet kitchen, brick accents that add warmth and ensuite that offers dual sinks, crisp subway
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















