



**GRASSROOTS**  
REALTY GROUP

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40243 Big Hill Road  
Rural Rocky View County, Alberta

MLS # A2213658



**\$5,500,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,473 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Garage, In Garage Electric Vehicle Charging Station		
Lot Size:	11.76 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Low Maintenance Landscape, Secluded		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Zoned	Water:	Cistern
Floors:	Ceramic Tile, Granite, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-26-4-W5
Exterior:	Brick, Stone, Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	3 Fridges / 3 Dishwashers / Dining Room Table, Chairs & Bench / Lower Level Desk / Pool Table /		

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.