



GRASSROOTS
REALTY GROUP

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40114 Big Hill Road
Rural Rocky View County, Alberta

MLS # A2217150



\$1,749,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,320 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Insulated, RV Access		
Lot Size:	16.26 Acres		
Lot Feat:	Cleared, Front Yard, Garden, Landscaped, Level, See Remarks, Treed, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Metal
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Chandelier, Closet Organizers

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	12-26-4-W5
Zoning:	A-SML
Utilities:	-

Inclusions: House: water softener, freezer in basement, satellite dish. Shop & Garage Inclusions: air hoses & compressor, all attached shelving, office furniture. Shop equipment is negotiable, fridge in shop.

Tucked into over 16.27 ACRES OF ROLLING COUNTRYSIDE with STUNNING MOUNTAIN VIEWS, this property is located on the highest elevation of the Cochrane hill and offers 365 degree views and the kind of privacy & breathing room that's hard to come by—while still keeping you just minutes from Cochrane and only 15 mins to Calgary! Whether you're looking to build your forever home, run a small business, or just escape the buzz of city life, this one hits a sweet spot for space, function, and long-term potential. The land itself is a standout. Gated access gives it a private, estate-like feel, and the driveway winds through to custom rock gardens, and professionally landscaped grounds. There's a FULLY FINISHED 30' x 60' HEATED SHOP complete with a fume hood for paint extraction, oversized garage door for a trailer or your toys, hot & cold water, a private OFFICE, two-piece bathroom, and loft—ideal for trades, car collectors, hobbyists, or home-based businesses. There's also subdivision potential, with a layout that lends itself to future development down the road. A strong well and open, usable land give you even more flexibility—whether you're planning gardens, pasture, or something bigger, this home offers it all and for horse enthusiasts there is a 4 sided horse shelter! You've got schools, shopping, and restaurants just a few minutes away in Cochrane, and quick access to Hwy 1A for easy commuting. Gleneagles Golf course is 5 mins away & Glenbow Ranch Provincial Park, outdoor rinks, and parks are all nearby. The views alone—from golden fall foliage to sweeping mountain sunsets—make this location feel like a hidden gem. Inside, the home is filled with natural light and thoughtful updates including a DECRA METAL ROOF with a LIFETIME WARRANTY (see attached upgrade list). A welcoming

foyer opens into a cozy living room with a warm red brick GAS FIREPLACE, a big bay window to soak in the views & wood beams that add to the overall feel of the home. The kitchen brings together timeless oak cabinetry with MODERN QUARTZ COUNTERTOPS and UPDATED LIGHTING for a balanced, functional feel. Pull-outs in the pantry and NEW STAINLESS STEEL APPLIANCES, including an INDUCTION cook top, offer everyday convenience. Off the kitchen is a dedicated dining area with room to host family & friends, a den or home office, and access to MULTIPLE DECKS, including a COVERED FRONT VERANDA and wraparound options for morning sun or evening shade. The primary bedroom features DUAL CLOSETS and easy access to the UPDATED full bath w/ a large jetted tub. Downstairs, the finished basement includes a large family room, 2 additional bedrooms, laundry, and plenty of storage. This is a property where you can spread out, settle in, and enjoy acreage living at its best. Whether you're growing a business, a garden, or a lifestyle—this land offers the space and setup to make it happen. To truly appreciate the peace, privacy, and views, you need to see this one in person. Come experience it for yourself!