



GRASSROOTS
REALTY GROUP

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44092 Township Road 274
Rural Rocky View County, Alberta

MLS # A2228696



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,460 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Block Driveway, Covered, Driveway, Driveway, Front Drive		
Lot Size:	20.00 Acres		
Lot Feat:	Brush, Square Shaped Lot, Treed, Views		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Slate, Vinyl, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Shed, Playhouse, Projector		

PARTIAL OWNERSHIP OF AN INCREDIBLE PROPERTY! Purchaser will share a title with the owner. This is not a civil enforcement sale or foreclosure. Included in the ownership arrangement is the exclusive use of the residence at 44092 Twp Rd 274, barn, and roughly 20+/- of the surrounding acres. (The entire property with additional residence at 44080 Twp Rd 274 and surrounding 10+/- acres may be purchased for \$2,495,000) Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 20 +/-scenic acres with breathtaking panoramic mountain views. The 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. 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. Property was previously used as an Air BNB with great success!