



**GRASSROOTS**  
REALTY GROUP

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**262150 Horse Creek Road**  
**Rural Rocky View County, Alberta**

**MLS # A2233607**



**\$1,949,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE                                       |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence           |               |                   |
| <b>Size:</b>     | 2,929 sq.ft.                               | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 19.87 Acres                                |               |                   |
| <b>Lot Feat:</b> | See Remarks                                |               |                   |

|                    |                          |                   |               |
|--------------------|--------------------------|-------------------|---------------|
| <b>Heating:</b>    | Fan Coil, Forced Air     | <b>Water:</b>     | Cistern, Well |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | Holding Tank  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -             |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-RUR         |
| <b>Foundation:</b> | Wood                     | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Bar, Breakfast Bar       |                   |               |

**Inclusions:** See Remarks

Remarkable renovated executive home on 19.87 acres that has been stripped to the studs. Almost everything is new including interior drywall, exterior sheeting, siding, shingles, windows, exterior and interior doors, garage concrete floor, exterior lighting, decks, railings plus a complete new water system and natural gas lines. The western mountain view is incredible!! Six bedrooms with large primary bedroom featuring a large walk in closet and luxury ensuite, dream kitchen with huge center island, main floor den, games room, sauna, two fireplaces, glass railings, four bathrooms plus a wash station for the fur babies. Three car garage (3 doors) with epoxy finished floors. The list goes on and on. The property is located mere seconds north of Cochrane city limits and the new 130 acre sports park. Excellent sub division potential for 3 additional lots. According to Rocky View County up to 8 horses are allowed on this property. There is nothing left to do but move in!!