



GRASSROOTS
REALTY GROUP

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41205 Old Buffalo Trail
Rural Rocky View County, Alberta

MLS # A2235011



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,397 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	36.20 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape, Many Trees, P		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	11-27-4-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

Stunning Mountain View...that's all yours! Welcome to 41205 Old Buffalo Trail Just 10 minutes north of Cochrane on Highway 22/Cowboy Trail featuring a 2397 sq. ft. 4 bedroom, 3 bathroom, 2 story on 36.2 acres that offers so much potential. Starting with the home... Stucco and Brick exterior, surrounded by flower beds, inviting front entrance that welcomes you into a large foyer showcasing oak staircase, vaulted ceilings, and oversized windows to take in the surrounding views, with guest bedroom tucked off to the side. Formal living room /dining room open concept that flows into a spacious west facing kitchen with timeless oak cabinets, island, jennair gas cook top, built-in microwave, kitchen eating area with access to west facing deck to enjoy the stunning views, and family room with wood stove and built-in book shelves. The back entrance from the double attached garage shares a laundry mudroom combo with a stand alone shower, and a 2 piece bath. The upper level presents your primary bedroom with your own private balcony, walk-in closet, large 4 piece en-suite with soaker jetted tub, and stand alone shower. Two more bedrooms and a 4 piece bath complete this floor. The basement is unfinished with a walk up to the back yard. Other features of the property is a 24' x 48' shop / barn with tandem parking stall with a gravel floor and attached workshop with power. The property is fenced and would make a great start up for a hobby farm. Make your appointment to view today. This one won't last!