



**GRASSROOTS**  
REALTY GROUP

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## 108 Pleasant View Heights Rural Rocky View County, Alberta

**MLS # A2241416**



**\$1,599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split, Acreage with Residence		
<b>Size:</b>	2,929 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	8.45 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** garage door openers + controls, shed,

Discover an extraordinary opportunity at 108 Pleasant View Heights—a legacy property where stunning natural beauty meets remarkable investment potential. This isn't just a home; it's a private 8.5-acre sanctuary, fenced and cross fenced with four pastures on a quiet cul-de-sac. With 180-degree mountain views and just a 6-minute drive on pavement to Cochrane, this property offers the perfect blend of serene acreage living and strategic development possibilities. The added value of this land lies in its future. It presents a rare opportunity for subdivision or other creative ventures. The upcoming extension of municipal water and sewer to the property line opens up even more possibilities (subject to Rocky View County bylaws and approvals). Whether you envision a multi-generational estate or unlocking investment potential with additional parcels, the opportunities here are vast and exciting. The family home, with nearly 3,000 square feet above grade, is a masterpiece of design. Inside, a grand spiral staircase, four generous bedrooms, and an abundance of natural light create a warm and inviting haven. The main floor features a spacious living room, a large kitchen, formal dining, a main-floor office, and laundry. You'll love the massive covered sunroom on the main level and a secondary covered sunroom upstairs. Above the attached triple garage, a huge bonus room with floor-to-ceiling windows and a cozy fireplace provides the perfect spot to unwind while soaking in those spectacular views. Enjoy a triple garage with in-floor heat and a large paved driveway, providing ample space for vehicles and hobbies. Outside, mature trees create a private, serene oasis. This property offers the best of both worlds: the peaceful tranquility of acreage living with easy access to all that Cochrane has to offer. Commute easily to excellent schools, diverse shopping,

and outstanding recreational facilities like the SLS Centre. From downtown boutiques to endless outdoor adventures, Cochrane provides an active and fulfilling lifestyle. This is more than just a house; it's a legacy property offering a unique blend of natural beauty, spacious living, and incredible investment potential.