



GRASSROOTS
REALTY GROUP

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108 Pleasant View Heights Rural Rocky View County, Alberta

MLS # A2241416



\$1,695,000

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

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

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,

Get ready to discover something truly special at 108 Pleasant View Heights. This isn't just a home; it's your very own 8.5-acre sanctuary, perfectly tucked away on a quiet cul-de-sac. Imagine this: you're just a quick, scenic 6-minute drive north of vibrant Cochrane, and every morning you wake up to 180-degree unobstructed mountain views that stretch out endlessly. It's like a new masterpiece painted just for you, every single day, from every single window. The existing family home here is an absolute beauty. Thoughtfully designed and incredibly spacious, it boasts nearly 3,000 square feet above grade and sits so gracefully on this awesome acreage. Inside, you'll find four generous bedrooms and that stunning grand spiral staircase that immediately catches your eye. Natural light just floods every room, making it feel like such a comfortable and inviting haven for your family. with a spacious living room, large kitchen, formal dining room and sitting area, main floor laundry and convenient home office. But wait, there's so much more to explore! Picture yourself unwinding in the massive covered sunroom on the main level, or perhaps enjoying a quiet moment on the secondary covered sunroom upstairs. And above the garage? A huge bonus room awaits, complete with floor-to-ceiling windows that perfectly frame those spectacular views and a cozy fireplace & truly the ideal spot to kick back and relax. For all your vehicles and toys, you'll absolutely love the convenience of the attached triple garage with in-slab heated floors and the large paved driveway. There's ample space for everything you could possibly need! Outside, huge, mature trees create this incredibly private, serene oasis, really enhancing that feeling of secluded luxury. Beyond its immediate charm, this home presents an extraordinary opportunity for the future. With almost 8.5 acres, this property offers significant

potential for subdivision or other creative ventures. Plus, with municipal water and sewer soon to be extended right to the property line, it opens up even more possibilities (of course, all subject to Rocky View County bylaws and approvals). Whether you're dreaming of expanding the current residence, exploring multi-generational living options, or unlocking the investment potential with additional parcels, the possibilities here are truly vast and exciting! You truly get the best of both worlds here: the peaceful tranquility of acreage living combined with super easy access to everything Cochrane has to offer. Enjoy a short commute to excellent schools ? diverse shopping, dining, and fantastic recreational facilities like the SLS Centre. From charming downtown boutiques to endless outdoor adventures like hiking, biking, and golf, Cochrane really 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.