



**GRASSROOTS**  
REALTY GROUP

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40091 Big Hill Road  
Rural Rocky View County, Alberta

MLS # A2244850



**\$2,499,900**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | NONE                                      |        |                   |
| Type:     | Residential/House                         |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence |        |                   |
| Size:     | 1,951 sq.ft.                              | Age:   | 1971 (54 yrs old) |
| Beds:     | 3                                         | Baths: | 2                 |
| Garage:   | Double Garage Detached                    |        |                   |
| Lot Size: | 19.45 Acres                               |        |                   |
| Lot Feat: | See Remarks, Views                        |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Slate

**Roof:** Cedar Shake

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Bookcases, Built-in Features, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)

**Water:** Well

**Sewer:** Septic System

**Condo Fee:** -

**LLD:** -

**Zoning:** R-RUR

**Utilities:** -

**Inclusions:** Climbing Wall in Basement

From the country road just five minutes from Cochrane, this A-frame cedar chalet appears as a charming retreat tucked among the trees.

Step back to discover the extraordinary truth - 20 sweeping acres unfold before you, revealing some of the most coveted panoramic views in the region, stretching east to west toward the Rocky Mountains. All this and yet you are just a 5 minute drive to Cochrane, 15 minutes to Calgary and you can be at the Calgary airport in less than half an hour! Step inside and your eyes are instantly drawn to the great room's dramatic wall of windows framing ever-changing vistas - morning fog drifting along the river valley, chinook arches sweeping winter skies, and storm clouds rolling across the landscape in nature's constant theatre. Warm cedar walls and ceilings create an intimate atmosphere, while natural slate flooring grounds you in earthy elegance. Vintage skis and snowshoes adorning the walls speak to outdoor living - evenings by the fire after days spent exploring the outdoors. The distinctive spiral staircase connects three thoughtfully designed levels. The main floor offers rustic charm with knotty pine kitchen cabinetry, hardwood floors, and a wonderful bunkhouse-style bedroom that sparks childhood memories. Upstairs, two bedrooms include a versatile space perfect for an office, while the primary suite features a private balcony retreat for morning coffee while soaking in those remarkable views. The walkout basement provides flexible space with practical tiled floors and even includes a surprise climbing wall for adventure-seekers. Beyond the home, an older barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living. This remarkable 20-acre canvas invites multiple visions. Embrace the existing rustic charm as your private

sanctuary. Create your custom dream estate with unlimited space for expansion. Or recognize the strategic potential as development continues transforming this prime Cochrane corridor. The owner has recently been advised by Rocky View that this property qualifies to apply for a re-designation to R-CRD, which allows for subdivision to 1.98 acre parcels. Whether seeking authentic country living, multi-generational possibilities, or future investment opportunity, this rare offering provides the foundation for dreams both immediate and long-term. In a market where exceptional acreage properties are increasingly scarce, this home stands alone - where breathtaking views, thoughtful design, and limitless potential converge on one of Alberta's most desirable landscapes.