



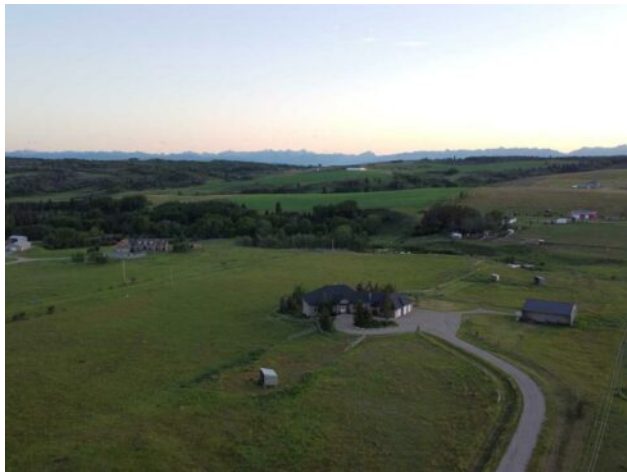
GRASSROOTS
REALTY GROUP

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270009 Horse Creek Road
Rural Rocky View County, Alberta

MLS # A2246904

\$1,975,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,774 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	15.12 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	5-27-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Pool Table, home theatre is dated - as is where is, bar fridge as is where is (hasn't been used in a while)		

Experience seclusion and tranquility on this private 15 acre estate. Bordering the Horse Creek environmental reserve, sweeping views of rolling hills and countryside pasture impress from every angle. Access miles of walking and equestrian trails just off property which provide access to serene nature and panoramic mountain views. This thoughtfully planned, elegant Bungalow provides over 5500 total developed square feet and the 1700 sq. ft. barn/shop frames the perfect backdrop for an equestrian setting or workshop away from the hustle and bustle of the city. This extraordinary property is located minutes away from Cochrane, offering the perfect investment for the discerning buyer interested in having a country-quiet, yet city close acreage lifestyle with all the luxuries, along with the unique and incredibly valuable ability to subdivide the property. This is truly a lifestyle of elegance, privacy, and enduring value. Crafted with quality, this residence is luxurious western country living at its finest, boasting meticulous, timeless design with an expansive interior that will truly awe you. Stepping into the entrance you're greeted by soaring 14' ceilings into an inviting haven perfect for hosting memorable gatherings with friends and family. New hardwood floors throughout the living room, kitchen and dining room, and a grand wood-burning fireplace are warm and inviting. For the chef in the family, the kitchen is a dream come true, featuring a Subzero fridge, huge island, prep sink, and ample storage. The primary bedroom offers new hardwood flooring and stunning sunset mountain views. The ensuite is a sanctuary unto itself, featuring a deep soaker tub, a steam shower, double sinks, and an enviable closet. Descend the beautiful spiral staircase to the walkout lower level, where you'll once again be struck by the attention to detail. A wall of expansive

windows illuminates a bright seating area and patio, roughed in for hot tub. Adjacent to the custom designed bar, you'll discover a wine room where you can collect, showcase, and savour your favourite wines. This level features a family room with snooker table, a dedicated theatre room with gas fireplace, gym area and a sunroom/den. In addition, for the independent family member or caretaker is a legal one-bedroom suite with a full Kitchen and separate entrance. The oversized triple car garage is also equipped with in-floor heat and has ample space to accommodate a full-size truck. In addition, the heated barn/shop awaits with 576 sq. ft. attached overhang ideal for hay storage or parking oversized equipment. Currently set up for horse barn with six portable indoor stalls, interior standpipe for water, aisle way, large, separate tack/tool room, one man door and two oversized doors. Potential space for a 125 x 250 riding arena adjacent to the barn. Two exterior standpipes, plus one automatic waterer. Cross fencing and paddocks with three plywood horse shelters.