

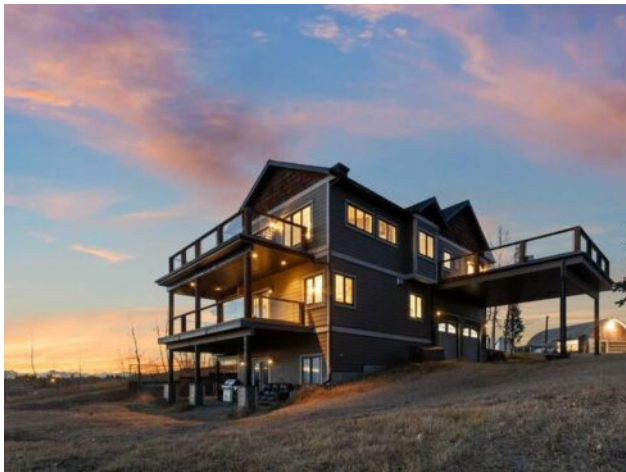


GRASSROOTS
REALTY GROUP

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41031 Camden Lane
Rural Rocky View County, Alberta

MLS # A2265604



\$1,949,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,452 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Converted Garage, Double Garage Attached, Driveway, Garage Faces Side,		
Lot Size:	15.87 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Gentle Sloping, Lawn, Many Trees, No Neigh		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	two auto waterers, all permanent fencing, dog run / kennel beside the quonset / barn / quonset/chicken coop / small shed		

A lifestyle most only dream of! Historic Rocky Mountain views - just 8 minutes to Cochrane! Gorgeous custom-designed two-storey home featuring 4 bedrooms and 3.5 baths, with over 4900 sqft of developed living, AND 1,200 sq.ft. of wraparound decking on two levels. The main floor offers a smart, functional layout with three spacious bedrooms, including a massive primary retreat complete with a huge walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom with convenient main-floor laundry. Upstairs, the panoramic mountain views steal the show. The open-concept living space features 20-ft beamed ceilings, a cozy fireplace with built-in bench seating, and direct access to the south-facing deck. The chef-inspired kitchen showcases a full-size Sub-Zero fridge and freezer, granite island with seating, pot-filler over a Wolf six-burner gas range, walk-in pantry, and thoughtful design for everyday family life or large gatherings. The dining area, surrounded by three walls of windows, opens through French doors to another expansive deck — perfect for entertaining or soaking up the scenery. The walkout lower level expands your living options with a spacious one-bedroom suite (approx. 1,450 sq.ft.) featuring an open kitchen, dining, and living area, plus a media room/office, 3-piece bath, and laundry. A private entry makes it ideal for extended family, a caregiver, and successful short/long-term rental income. An interior locking door provides flexibility and security. Lots of options here. The oversized two-storey heated garage with attached carport ensures ample parking and storage. Outdoors, this fully fenced property includes manual entry gates, a quonset, and a charming barn with box and standing stalls, tack room, and loft (no power). Multiple paddocks, pastures with auto-waterers, two horse shelters, and a fenced dog

run complete the setup. Enjoy peaceful rural living just minutes from Cochrane — with school bus service, shopping, and entertainment nearby. A short drive takes you to the Rockies and Alberta’s best outdoor playground. Book your private viewing today — this property truly needs to be experienced in person.