



**207 Lochend Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2295608**



**\$1,895,000**

<b>Division:</b>	Lochend Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.95 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-25-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Not

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Greenhouse, Gardenshed, Workbenches and shelving in shop, Telus alarm system, Rainwater barrels and cistern, Garage bike racks, shelving and lockers, Satellite dish.

Acreage buyers know the trade-offs. Some acreage properties give you land. Others give you a house. The rare ones give you both and then add a real shop besides. Set on 3.95 acres in Lochend Heights, this walkout bungalow is the kind of property that offers balance from the moment you arrive. The setting feels established and easy to enjoy, with mature trees, open lawn for play, a greenhouse and garden shed, a fenced dog run, and berry bushes that return with the seasons. Wildlife moves through the property, and on the right night, so do the northern lights. Water is supplied through a co-op, eliminating the need for a private well. The shop is not an afterthought here. It was carefully considered, engineered, and built to be a true extension of the property. Heated, lofted, and substantial in scale (40'x40'), with three overhead doors, 220V power, bright workshop lighting, and infrared heat, it adds value in a way buyers will immediately understand. The triple attached garage adds even more to the sense that this property is exceptionally well equipped. Inside, the home is bright in a way that changes the whole experience of acreage living. Windows in nearly every direction keep the outdoors present, refinished African walnut hardwood brings warmth underfoot, and the more traditional layout gives the home a sense of comfort and structure that is becoming harder to find. The rebuilt southwest-facing deck is a major part of this acreage's way of living. Engineered with substantial beams and finished with heavy-weight UV-stabilized vinyl decking, it is a high-end outdoor space built to be used and enjoyed. Accordion doors off the living room open fully to the deck, allowing the whole main floor to breathe. The main level is both comfortable and well planned, with a separate formal dining room, a bright kitchen, main floor laundry, and two bedrooms

positioned away from the main living areas. The primary is tucked into a quieter corner of the home, creating a greater sense of privacy, while an additional main-floor bedroom offers flexibility for guests or office space. Three bathrooms on the main floor add to the ease of daily living, and the primary ensuite brings another layer of comfort with heated tile flooring, an air jet soaker tub, and a steam shower. The walkout level feels fully part of the home. Large windows keep it bright throughout, while three oversized bedrooms and expansive open areas create room for a second living room, gym, games area, or some combination of all three. Built-in bookshelves, a wet bar, and direct access to the patio give the lower level both character and versatility, even in its more original finish. This is not an acreage that asks you to imagine how it could work. It already does.