



**261231 Range Road 40  
Cochrane, Alberta**

**MLS # A2119352**



**\$1,049,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** none

\*Check out the Drone video of this amazing property\* Turnkey Carriage House on 4 Acres with Spectacular Views - Build Your Dream Home! This move-in ready carriage house, meticulously built to Rocky View secondary suite specifications, presents an exceptional opportunity to embrace luxury living while crafting your dream home. Situated just minutes from Cochrane and 7 minutes from NW Calgary, this property offers endless possibilities for those seeking tranquility, convenience, and the freedom to create their ideal living space. This newly built carriage house is ready to move in to while you plan and build your dream home. Alternatively, utilize the space as a rental property to generate income. With 3 spacious bedrooms and 1170 sq ft of living space, this carriage house is beautifully finished to the highest standard. The open-plan kitchen, living, and dining area provide a seamless flow for everyday living and entertaining. Step out onto the large balcony to host friends and family while soaking in the breathtaking views of the surrounding landscape and do some wildlife spotting! With no size restrictions and no architectural requirements other than Rocky View specifications, the possibilities for building your dream home are limitless. Bring your own builder and let your imagination run as you design a home tailored to your lifestyle and preferences. The property includes a double garage/workshop, offering ample space for storage, hobbies, or creating a workspace tailored to your needs. Bordering the ravine, you'll enjoy wildlife sightings from the comfort of your home, adding to the peaceful ambiance of the surroundings. Enjoy the convenience of a new 270 ft well, a new septic system, as well as power and gas connections, ensuring comfort and convenience for years to come. Don't miss out on this rare opportunity to own a property with endless potential in one of the

most desirable areas. Schedule a viewing today and start envisioning the possibilities for your future home!