



35226 Twp Rd 262
Rural Rocky View County, Alberta

MLS # A2121832



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,912 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Heated Garage, RV Access/Parking, Triple Garage Attach		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-26-3-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	r2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Great location with easy access to Hwy 1A on 5 acres just 5 minutes NE of Cochrane. A welcoming foyer opens to the great room, kitchen and dining room highlighted with imported Brazilian granite/quartz countertops, plenty of work & storage spaces. High end stainless appliances including a 6 burner Bertazzoni gas range & Zephyr hood fan. A 200 sq ft office/flex room off the dining room opens to the wraparound deck. The great room is big and bright with vaulted ceiling, skylights, and a fantastic gas fireplace. The primary suite features a walk-in closet & 5pc ensuite. A beautiful spacious newly renovated huge mudroom with laundry area leads to the heated triple car garage with in-floor heating. The lower level features in-floor heat and is comprised of four (4) more bedrooms (3 with walk in closets), two 3pc bathrooms, a vast recreation room, storage rooms and separate utility room. In addition to the drilled well, there are two 450 gal cisterns in the utility room to ensure ample water for all your needs. Many updates and improvements have been made recently including installing a IBC boiler and glycol system to feed the in-floor heating on the lower level, new Hardie board siding and wrap around deck refinished in 2021, The water well was drilled deeper and repaired with new pump in 2024. The fenced outdoor space has everything you need to start your hobby farm including 2 horse shelters, heated horse waterer, hay shed, greenhouse, garden, and a chicken coop (negotiable) plus Hi Hog gates. This acreage has ample RV parking, paved driveway with a Command Gate at the entry for security. Bring the horses and family and move in today! Close to schools and all the amenities of Cochrane and easy access to Calgary. Please excuse the packing boxes and enjoy viewing this home.