



273098 Lochend Road
Rural Rocky View County, Alberta

MLS # A2143545



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,951 sq.ft.	Age:	1985 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	32.94 Acres		
Lot Feat:	Creek/River/Stream/Pond, Private, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-27-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	A-SML p12.1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Building materials in the unfinished apartment and in the unfinished studio attached to the garage

Enjoyed by the same family for 40 years and boasting nearly 33 acres of land with breathtaking mountain views, this country estate presents a rare opportunity to fulfill your dreams of acreage living, all while being conveniently located just minutes from Cochrane, Airdrie, and Calgary! Picture yourself unwinding on your deck, surrounded by the sights and sounds of nature, with the sun setting behind the majestic mountains to the west. Across the street lies a Ducks Unlimited Reserve, enhancing wildlife habitat and preserving the land. On this stunning parcel, you'll find a main house, triple garage/carriage house, and a large structure currently housing a swimming pool. The well-maintained main house features five bedrooms above grade, including two on the main level with easy access to a full bathroom. The spacious eat-in kitchen, showcasing vaulted ceilings with an open-beam design, offers views in three directions and shares a charming two-sided wood burning fireplace with the formal dining room—the perfect setting for family dinners and festive gatherings! Upstairs hosts three additional bedrooms, including a vaulted primary bedroom, and another full bathroom. The walkout lower level includes a generous laundry room and two expansive family room/rec room spaces that could be repurposed as an additional bedroom if desired. Step into the covered sunroom which also provides access to a large enclosed, heated structure currently utilized as an indoor swimming pool building that has endless potential to be repurposed for various uses (imagine a massive greenhouse, games room and arcade, or even a dream car shop and showroom!). The triple garage offers ample indoor parking space, along with a workshop/studio and a partially built-out second level intended for a carriage house suite. You'll appreciate the mature trees, pond, and

other delightful features this property has to offer. Contact your favorite Realtor today to experience firsthand what could be your perfect new home!