



GRASSROOTS
REALTY GROUP

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41090 Cook Road
Rural Rocky View County, Alberta

MLS # A2198120



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,751 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Gated, Heated Garage, Oversized, Qu		
Lot Size:	3.35 Acres		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Dog Run Fenced In, Front Yard, Level, Low		

Heating:	Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	2-27-4-W5
Exterior:	Wood Frame	Zoning:	C-HWY
Foundation:	Slab	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

RARE LIVE/WORK OPPORTUNITY WITH EXCELLENT ROAD EXPOSURE FOR YOUR BUSINESS! 3.35 ACRES, ZONED C-HWY (MIXED USE, SEE SUPPLEMENTS FOR DETAILS). This one-of-a-kind property is located 10 minutes north of Cochrane (HWY 22 & HWY 567) and offers a fully renovated 2751 SQ FT home with a 4169 SQ FT commercial space. The bright and open main floor features a spacious living room with office space, a cozy dining room, and a 3 piece bath/laundry all highlighted by gorgeous stamped concrete floors. The luxurious chef's kitchen offers quartz countertops, a spacious island/breakfast bar, a coffee station with a second sink, ample cabinet space, and high-end appliances – perfect for entertaining and the at-home gourmet. Upstairs, relax in the primary retreat which includes an upscale 5-piece ensuite (relaxing soaker tub, stand-up shower, double sinks), a large walk-in closet, and views of the Rocky Mountains. Completing the upstairs are 3 additional bedrooms, a 4 piece bathroom, and plenty of storage. You will fall in love with the oversized (49'2" x 21'2" 0), heated/insulated garage where you could easily park 6 vehicles/toys - perfect for a home mechanic, car enthusiast, or tradesperson. The commercial space offers a huge showroom, front desk, office, 2 bathrooms, loft/office, and additional garage. This space is ideal for any entrepreneur or established business. Other features included a custom log wood staircase, a large patio, new chain link fencing & amazing views. Ideally located just minutes from Cochrane and a short commute to Calgary this property offers huge potential and would be hard to recreate. Please reach out for more details and to arrange a private viewing. *** RESIDENTIAL - 2751 SQ FT, COMMERCIAL - 4169 SQ FT. ***

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