



**GRASSROOTS**  
REALTY GROUP

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**262150 Horse Creek Road**  
**Rural Rocky View County, Alberta**

**MLS # A2203316**



**\$1,999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,929 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	19.87 Acres		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Private		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<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>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Located just five minutes from Cochrane's town center, this exquisite 6 bedroom 4 and a half bathroom 19+ acre property offers the perfect balance of serene acreage living with urban convenience. Thoughtfully reimagined from the ground up, the home welcomes you into a warm yet sophisticated space, where natural light and breathtaking views create an ambiance of comfort and luxury. The heart of the home is an expansive kitchen, featuring a grand island that invites both culinary creativity and intimate gatherings, seamlessly flowing into a refined dining area ideal for hosting special occasions. A separate living space offers a peaceful retreat, complete with an elegant fireplace, while just beyond, a private patio beckons you to embrace the beauty of the land. A well-appointed guest room is tucked away for visitors, offering privacy and comfort. The triple attached garage with 3 doors, finished with epoxy flooring, provides ample space for vehicles and an opportunity to create a dedicated workshop area, while the adjacent mudroom features direct backyard access, a fur baby wash station, and ample storage for seasonal gear. A serene office/den on the main floor offers a picturesque space to work, read, or enjoy music with views of the mountains. The upper level unveils a primary retreat designed for tranquility, offering space for a king-sized bed, a private sitting area, and a spa-like ensuite with a sleek black freestanding tub, a glass-enclosed shower, double vanities, a private water closet, and a walk-in closet. Two additional generous bedrooms, a stylish 4-piece bath, and a convenient laundry room complete this level. The fully finished lower level is designed for entertainment and relaxation, featuring an expansive recreation area, built-in bar, spa-inspired sauna, and a luxurious 4-piece bath, alongside two large bedrooms. Taken down to the studs and meticulously rebuilt, this

home features beautifully selected finishes and modern updates, including epoxy-coated concrete floors in the garage, a new water system, and natural gas lines. An opportunity to sud divide and positioned just minutes from Cochrane’s amenities yet surrounded by nature, this remarkable property is a rare opportunity to enjoy refined country living with every modern comfort.