



GRASSROOTS
REALTY GROUP

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**282020 Range Road 43 Road
Rural Rocky View County, Alberta**

MLS # A2211934



\$2,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,403 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
Lot Size:	25.00 Acres		
Lot Feat:	Cleared, Farm, Garden, Landscaped, Lawn, Low Maintenance Landscape, M		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-28-4-W5
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	AG
Foundation:	ICF Block	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Pool Table, 2 Solar tanks, 10 solar tubes, media equipment, security equipment, HVAC System, Kinetico reverse osmosis water system, Infra red Sauna.		

Spectacular Mountain Views & Luxurious Acreage Living Near Cochrane. Discover over 6,300 sq ft of refined living on 25 private acres (with the option to purchase the contiguous 125 acres for a total package of 150 acres) just 20 minutes north of Cochrane. This custom-built ICF home offers unparalleled energy efficiency, soundproofing, and fire resistance, enhanced by tornado clips and a security system. Enjoy breathtaking Rocky Mountain panoramas from expansive 20-foot windows in the grand living area. The home boasts travertine flooring, solid knotty Alder wood accents, Control 4 sound, AC, and in-floor heating throughout. Culinary enthusiasts will adore the gourmet kitchen featuring an induction cooktop, double ovens, double Thermidor fridge/freezer, a walk-in pantry, and a unique Artigiano Italian brick pizza oven. Custom cabinetry, granite countertops, and a farmhouse copper sink add to the elegance. Relax by one of two Napoleon wood-burning fireplaces or step onto the main deck from the dining room or sunroom to soak in the views. The property includes a versatile 860 sq ft legal suite above the 4-car garage, complete with a full kitchen, 3-pc bath, separate entrance, and individual climate control — perfect for guests or extended family. The primary suite offers a private balcony with stunning mountain vistas and a spa-like ensuite featuring a freestanding copper tub and steam shower. The fully finished basement provides exceptional an entertainment space with a games room (pool table included), wet bar, theatre room with surround sound, and two additional bedrooms with private backyard access. Should you decide you like this home but need more land the Sellers own a contiguous 125 acres on a separate title that could be purchased along with this home on its 25 acres. A total of 150 acres could be owned with this house. Enjoy the

tranquility of rural living with easy access to Cochrane and Calgary. Schedule your private viewing today.