

\$2,750,000 - 282020 Range Road 43 Road, Rural Rocky View County

MLS® #A2211934

\$2,750,000

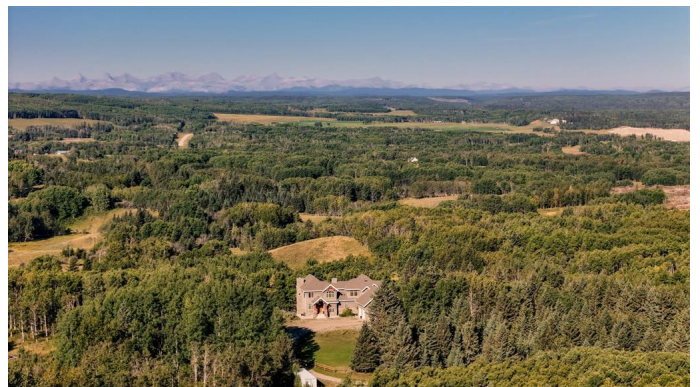
4 Bedroom, 5.00 Bathroom, 4,403 sqft
Residential on 25.00 Acres

NONE, Rural Rocky View County, Alberta

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 â€“ 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.

Built in 2013

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2211934 |
| Price | \$2,750,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 4,403 |
| Acres | 25.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 282020 Range Road 43 Road |
| Subdivision | NONE |
| City | Rural Rocky View County |

| | |
|-------------|-------------------|
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1B6 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Electricity Paid For, Natural Gas Paid, Natural Gas Connected, Satellite Internet Available |
| Parking | Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, RV Access/Parking, Quad or More Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar, Crown Molding, Sauna |
| Appliances | Central Air Conditioner, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator, Double Oven, Induction Cooktop, Water Purifier |
| Heating | Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Humidity Control, Wood Stove |
| Cooling | Central Air, Sep. HVAC Units |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Wood Burning, Basement, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s) |
| Lot Description | Cleared, Farm, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Rolling Slope, Treed, Meadow, Many Trees, Native Plants, Pasture, Secluded, Subdivided, Wooded |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

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|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 85 |
| Zoning | AG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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