

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

MLS® #A2211934

\$2,750,000

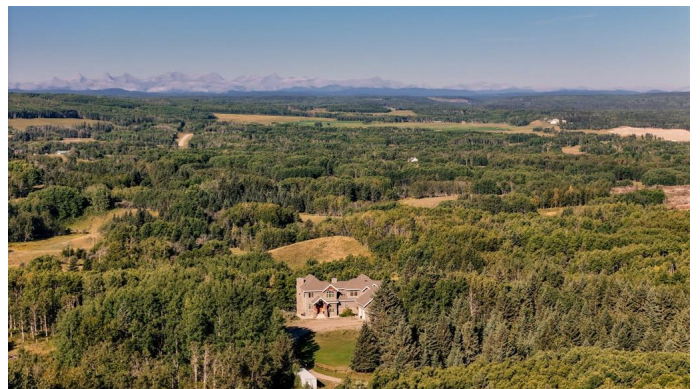
4 Bedroom, 5.00 Bathroom, 4,403 sqft
Residential on 25.00 Acres

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, 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, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Electric Gate, Gated, Quad or More Attached

of Garages 4

Interior

Interior 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, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Sauna, Smart Home, Skylight(s), Solar Tube(s)

Appliances Central Air Conditioner, Dishwasher, Double Oven, Induction Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Electric Cooktop, Wine Refrigerator

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 Basement, Living Room, Wood Burning, 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, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, Private, Treed, Farm, Meadow, Pasture, Rolling Slope, Secluded, Subdivided, Wooded

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Stone, Stucco

Foundation ICF Block

Additional Information

Date Listed May 7th, 2025

Days on Market	10
Zoning	AG

Listing Details

Listing Office	Sotheby's International Realty Canada
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