



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**44092 & 44080 Township Road 274**  
**Rural Rocky View County, Alberta**

**MLS # A2184869**



**\$2,999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,460 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Block Driveway, Covered, Driveway, Driveway, Front Drive		
<b>Lot Size:</b>	30.00 Acres		
<b>Lot Feat:</b>	Brush, Square Shaped Lot, Treed, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Cork, Hardwood, Slate, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2nd fridge, 2 additional sets of washers and dryers, Hot Tub, Shed, Playhouse, Projector

Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 30 scenic acres with breathtaking panoramic mountain views. This estate features two incredible homes, each offering its own distinctive charm and luxury. The larger home boasts over 4,400 sq. ft. of developed space, blending country, cabin, and modern aesthetics. The soaring A-frame windows perfectly capture the scenic views of the property and the majestic mountains beyond. Inside, you'll find a mix of wood and stone textures, creating a warm and inviting atmosphere. The home features soaring ceilings, multiple living spaces, and thoughtful design details that highlight its unique character. Whether you're relaxing by the stone fireplace, enjoying the expansive entertainment room, or unwinding in one of the four bedrooms, this home provides a perfect blend of comfort and style. The second home is a modern masterpiece, featuring a 2,200 sq. ft. shop and 2,300 sq. ft. of living space. This home is designed for contemporary living with sleek lines and clean finishes. Each of the three bedrooms has its own full ensuite bathroom, providing privacy and comfort for all residents. A highlight of this home is the incredible rooftop patio, offering a stunning vantage point to enjoy sunsets and panoramic views of the mountain range. The open-concept main kitchen and living area are perfect for entertaining, while the secondary kitchen and additional amenities add to the home's functionality and versatility. This property is perfect for those seeking a peaceful retreat with modern conveniences. Whether you're looking to raise animals, entertain guests, or simply enjoy the tranquility of nature, this estate offers endless possibilities. Experience the best of both traditional and modern living in this extraordinary property. Don't miss your chance to own this dream estate! (Check out the 3D tour links

for both homes and ask your favorite Realtor for access to additional information on this property). Do not enter property without an appointment.