

\$1,999,900 - 263131 Coyote Creek Road, Rural Bighorn No. 8, M.D. of

MLS® #A2085981

\$1,999,900

4 Bedroom, 4.00 Bathroom, 3,209 sqft
Residential on 77.73 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Welcome to your dream property! Nestled on 77 acres of picturesque land, this stunning estate is located in the northwest of Cochrane, AB. Calling all horse lovers and nature enthusiasts, this idyllic property offers a sense of tranquility and a feeling of coming home.

The custom-built home boasts 3 bedrooms and 2.5 baths, including a main floor primary suite for your convenience. Prepare to be captivated by the breathtaking views that greet you from every window, showcasing the beauty of the surrounding landscape.

Tucked away in a quiet cul-de-sac, this residence offers the perfect retreat from the hustle and bustle of daily life. With over 3100 sq ft of living space, there's plenty of room for comfortable living.

Imagine starting your day on the south-facing deck, sipping your morning coffee as you soak in the natural beauty that surrounds you. This space is perfect for relaxation and enjoyment. But that's not all—this property features additional amenities that will make you fall in love with it even more.

There's a shop with an above living space, complete with bedroom & bathroom, a barn, paddocks, and meticulously maintained fenced pastures. Your horses will feel right at home in



these well-kept surroundings.

As you drive home, be prepared to be enchanted by the awe-inspiring views of the majestic Rocky Mountains. The location is truly a nature lover's paradise. Plus, the convenience of being just 10 minutes from Ghost Lake and 20 minutes from Cochrane, with all its amenities, makes this property even more desirable.

In fact, the beauty and serenity of this place might even make you want to work from home. Imagine having the privilege of calling this remarkable property your workplace. Words alone cannot do justice to the magnificence of this property. You need to see it in person to fully appreciate its splendor.

Don't miss out on this opportunityâ€”call now to schedule your private viewing. Your new home awaits! DIRECTIONS: West on highway 1A from Cochrane, past Ghost Lake. Turn right onto Jamieson Road (Range Road 63A) Left onto Township Road 264 Left onto Range Road 65A. Driveway is on the right this will bring you to a red gate and this is the entrance to the property. There are directional signs.

Built in 2007

Essential Information

MLS® #	A2085981
Price	\$1,999,900
Sold Price	\$1,900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,209
Acres	77.73

Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	263131 Coyote Creek Road
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T4C 1A8

Amenities

Parking	Parking Pad, Quad or More Detached, RV Access/Parking
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Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Cul-De-Sac, No Neighbours Behind, Landscaped, Many Trees, Open Lot, Pasture, Private, Treed, Views
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	December 22nd, 2023
Days on Market	77
Zoning	Residential Acreage
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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