

\$1,249,900 - 284051 Range Road 44, Rural Rocky View County

MLS® #A2103980

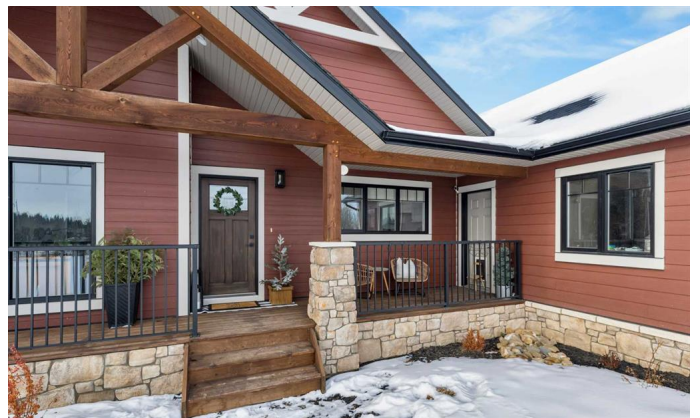
\$1,249,900

4 Bedroom, 4.00 Bathroom, 1,677 sqft
Residential on 4.99 Acres

NONE, Rural Rocky View County, Alberta

Stunning 2018 bungalow situated on 5 acres, boasting expansive views and privacy, just a little over 15 minutes north of Cochrane. This home is flooded with natural light, and framed by breathtaking views from every window. The main floor welcomes you with vaulted ceilings, an inviting wood stove, and an open layout which seamlessly blends the kitchen, living, and dining areas. The well-appointed kitchen offers a farmhouse sink, counter-depth fridge, dual fuel oven, sizable island with seating, and a walk-in butler's pantry with additional counter space and extra storage. Adorned with beautiful ash hardwood and modern lighting the main level also presents a spacious office or potential bedroom with a sliding barn door. This level includes a bright second bedroom and generous full bath with a vanity area and built in linen shelving. The primary suite features a spa-like bathroom with a freestanding soaker tub and oversized tiled shower. Each space showcases tasteful accents. Additional conveniences on this floor include a laundry closet with storage shelving & clothes hanging bar, thoughtfully decorated half bath with tiled feature wall, and hooks for outdoor gear storage in the generous mudroom.

The lower-level rec room features enlarged sunshine basement windows with remote



powered blinds, custom built-in bookcase with lower cabinetry, brick feature walls and an exquisite wet bar area. This Modern Industrial inspired space features insulated vinyl plank flooring throughout, two more expansive bedrooms, a versatile home gym space, a spacious utility room for storage, and a luxurious three-piece bath complete with built in linen shelves, electric in-floor heat, fully tiled feature wall and a walk-in tiled shower.

Revel in the morning sunrises on the East facing front porch and experience breathtaking sunsets from the large back deck overlooking the fields and nearby forest. Low-maintenance landscaping has been completed and includes raised garden beds with many blooming perennials and trees. Tasteful stone retention and accenting has been added to the various exterior transitions around this home and to the picturesque firepit area.

The property, mostly fenced, boasts a private location with R-RUR zoning, a 15-gallon-per-minute well, and a trench for a future shop water line. No detail is overlooked in this exceptional home—explore the immersive 3D tour and YouTube video for a closer look. No open house Sunday

Built in 2018

Essential Information

MLS® #	A2103980
Price	\$1,249,900
Sold Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,677

Acres	4.99
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	284051 Range Road 44
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Z9

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Farm, No Neighbours Behind, Landscaped, Pasture, Private, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 15th, 2024
Days on Market	14
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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