

\$1,399,000 - 264046 Camden Drive, Rural Rocky View County

MLS® #A2105371

\$1,399,000

5 Bedroom, 3.00 Bathroom, 1,908 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Welcome to Country Living at its finest! Under the Big Alberta Blue Sky, you will find this lovely bungalow with over 3,700 sq.ft. of total living space situated on 4 acres only a few minutes from Downtown Cochrane. When you first walk in, you will be swept away by the high, vaulted ceilings and mountain views. The large open-concept living area makes it the perfect space to entertain family and friends. The beautiful white kitchen with granite counters, stainless steel appliances, and ample storage will make cooking for all your loved ones a delight. The west side of the home on this main floor has a full-length deck so that you can enjoy the mountain view day and night. Also on the main floor with mountain views is your primary bedroom, featuring a walk-in closet and a fantastic 3pc ensuite. Rounding out the level are two additional bedrooms, a 3pc bathroom with jetted tub, and a laundry room with tons of cabinets and counter space. The grand staircase leading to the basement brings you to a bright and massive rec room featuring big west-facing windows and access to a large concrete patio. You can find two additional bedrooms and a 4pc bathroom in the basement, making this a 5-bedroom home! Attached to the house is a newly redone double attached, oversized, insulated garage with in-floor heat - no more waiting for the windshield to defrost! If you aren't yet satisfied,



you can check out the massive 38 x 48 ft shop shop with a mezzanine plus infloor heat, lots of 20 amp plugs, a 30 and 50 amp RV plug, also welding plug. One overhead door is 12 ft x 18 ft wide. Other one is 8 ft by 9 ft wide. 2 pc washroom. all vinyl interior walls and spray foamed insulation so very efficient heating it. Also another 12 x 38 ft on the side enclosed for RV storage. All your friends will want to stop over and visit at the shop. Plus another 26 x26 older shop onsite. This is a must see acreage before its gone. Call to view today.

Built in 1995

Essential Information

MLS® #	A2105371
Price	\$1,399,000
Sold Price	\$1,370,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,908
Acres	4.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	264046 Camden Drive
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2X4

Amenities

Parking Spaces	4
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Parking	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, Oversized
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Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Garden, Lighting, Storage
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, Pasture
Roof	Asphalt
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 3rd, 2024
Date Sold	March 22nd, 2024
Days on Market	48
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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