

# \$2,495,000 - 44092 & 44080 Township Road 274, Rural Rocky View County

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MLS® #A2199648

**\$2,495,000**

4 Bedroom, 3.00 Bathroom, 3,460 sqft  
Residential on 30.00 Acres

NONE, Rural Rocky View County, Alberta

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 Barndominium style home, 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. Property was previously used as both an Air BNB and short-term rental with great success! Check out the 3D tour links for both homes.

Built in 1987

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2199648                         |
| Price          | \$2,495,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 3,460                            |
| Acres          | 30.00                            |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 44092 & 44080 Township Road 274 |
| Subdivision | NONE                            |
| City        | Rural Rocky View County         |
| County      | Rocky View County               |
| Province    | Alberta                         |
| Postal Code | T4C 2X8                         |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Covered, Block Driveway, Front Drive, Gravel Driveway, Quad or More Attached, Secured |
| # of Garages   | 3   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Dry Bar, Tankless Hot Water |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater, Water Softener   |
| Heating           | In Floor, Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, See Remarks, Stone  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Storage             |
| Lot Description   | Brush, Square Shaped Lot, Treed, Views |
| Roof              | Asphalt Shingle, Metal                 |
| Construction      | Wood Frame, Cement Fiber Board         |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 60              |
| Zoning         | A-SML           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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