

# \$2,300,000 - 61080 Larsen Pasture Road, Rural Bighorn No. 8, M.D. of

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MLS® #A2232311

**\$2,300,000**

5 Bedroom, 3.00 Bathroom, 2,087 sqft  
Residential on 79.82 Acres

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

In the heart of nature's embrace, stands a property unlike any other. 80 acres of tall timber, mature forest, with a flowing natural spring at its core, offering a magical and majestic energy that is undeniable to all who are present. The west view of the scenic valley of the Foothills of Alberta presents sights of abundance, stretching as far as the eye can see. Wildlife roams freely, and symphonies of various bird species fill the air. We invite you to wander through the property to feel a deep connection to nature. Private, secluded and peaceful, this is a sanctuary for the soul, a place where one can truly find solace and serenity. At its center, stands a custom built, three bedroom, 2,087 SF, executive walkout bungalow, a masterpiece of design and creativity. As you enter the home, you are greeted by an extensive expanse of stunning windows that ensure your outdoor experience never ends. Forest, foothills and wildlife by day, endless star-filled skies by night...upstairs or down. Enjoy a cool beverage on one of your 2 upper level covered decks and be front row to the wilderness from a peaceful vantage. Each room and space offer a touch of artistic expression and pure functionality, while quality finishes and details and high-end Miele and Sub-Zero appliances add a sense of luxury to the country charm. The fully developed two bedroom legal basement suite offers additional space for guests or family, ensuring that



everyone feels welcome in this haven of tranquillity. An oversized, double attached garage plus a large (32'x48') heated, multipurpose shop, stand ready for any project or passion, while the potential for a second home on the property adds a layer of possibility for generational partnership and stability. High speed rural internet (Starlink) installed, 220 amp electrical service, triple pane windows, a high producing water well and an oversized septic system are just some of the technical highlights of this one-of-a-kind acreage. Just 30 minutes away from the bustling town of Cochrane, this property offers the best of both worlds – a retreat into nature's embrace, with the convenience of modern amenities within reach. It is a place where dreams take root, where memories are made, and where the beauty of the natural world unfolds in all its glory.

Built in 2013

**Essential Information**

MLS® #	A2232311
Price	\$2,300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,087
Acres	79.82
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	61080 Larsen Pasture Road
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of

County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 2E0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Freezer, Garage Control(s), Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings, See Remarks
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	EPA Certified Wood Stove
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed, Views, Wetlands, Dog Run Fenced In, Meadow, Native Plants, Secluded, Sloped, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	2
Zoning	AC

### **Listing Details**

Listing Office	RE/MAX First
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