

\$1,150,000 - 39 Big Hill Creek Estates, Rural Rocky View County

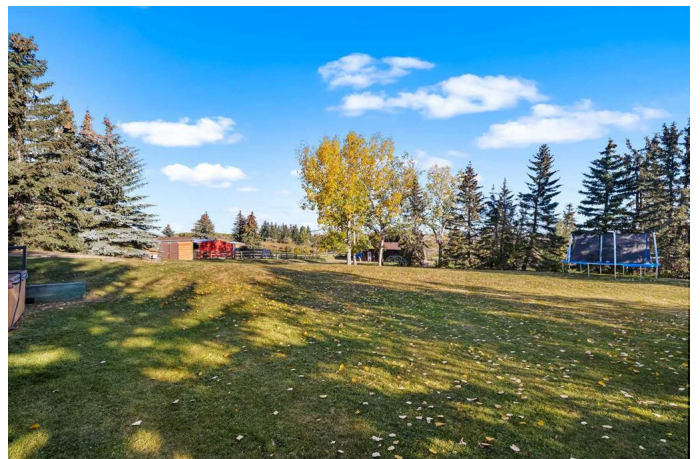
MLS® #A2260369

\$1,150,000

5 Bedroom, 3.00 Bathroom, 2,087 sqft
Residential on 4.13 Acres

Bighill Creek Estates, Rural Rocky View County, Alberta

Welcome to your own private paradise in the coveted community of Big Hill Creek Estates where peaceful country living meets unbeatable convenience. Situated on a breathtaking 4.12-acre parcel of rolling land, this beautifully maintained walkout bungalow offers an idyllic retreat for outdoor lovers, horse enthusiasts, and families seeking space, privacy, and natural beauty. This charming 4-bedroom bungalow is perfectly positioned to take full advantage of the surrounding landscape, with sweeping views of the countryside and endless skies from every window. At the heart of the home lies a central kitchen that overlooks the beautiful rolling acreage, a serene view to enjoy with your morning coffee, watching your families activities from the comforts of your kitchen window. With ample counter space and a seamless layout, it's the true hub of the home, offering both warmth and practicality. The spacious family room features a show-stopping floor-to-ceiling stone wood-burning fireplace, creating a cozy and inviting atmosphere perfect for relaxing evenings or entertaining guests. Natural light floods the space, highlighting the vaulted ceilings and rich textures and natural materials that give this home its classic country character. At the front of the home, a bright and versatile atrium currently functions as a



stylish hair salon with wheel chair access if desired. This unique space offers endless possibilities ideal for a home-based business, art studio, office, or sun-filled sitting room. 2 large bedrooms complete the main floor, including a full bath and ensuite for the primary bedroom. The fully developed walkout basement provides additional living space, 2 bedrooms, full bath, and huge recreation area with a second fireplace and seamless access to the great outdoors, making it ideal for multigenerational living, guest quarters, or a cozy recreation area. The land itself is a rare gem gently rolling, fully usable, and thoughtfully set up for both enjoyment and functionality. Whether you're dreaming of gardening, riding, or simply relaxing in nature, this property has it all. A large barn on site offers excellent space for those who love horses or other animals complete with ample room for tack, feed, and equipment. Tucked away in a serene, secluded setting, yet just 8 minutes from Cochrane, 30 minutes to Calgary, and with quick access to the Rocky Mountains, this location offers the best of all worlds. Enjoy morning rides, evening sunsets, and weekend getaways to the mountains – all from your own backyard. This is more than just a home – it’s a lifestyle. Whether you're looking to raise a family, retire in peace, or simply escape the hustle and bustle of city life, this incredible property in Big Hill Creek Estates invites you to live the life you've always imagined.

Built in 1982

Essential Information

MLS® #	A2260369
Price	\$1,150,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	2,087
Acres	4.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	39 Big Hill Creek Estates
Subdivision	Bighill Creek Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A1

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Water Softener
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Sloped, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.