Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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282020 Range Road 43 Road
Rural Rocky View County, Alberta

MLS # A2268957



$3,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,403 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 2 half
Garage:	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
Lot Size:	150.00 Acres		
Lot Feat:	Cleared, Farm, Garden, Landscaped, Lawn, Low Maintenance Landscape, Ma		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Wood Stove	**Water:**	Well
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	15-28-4-W5
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	**Zoning:**	AG
Foundation:	ICF Block	**Utilities:**	Natural Gas Paid, Electricity Connected, Electricity Pa

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Pool table, 2 Solar tanks, 10 solar tubes, media equipment, security equipment, HVAC System, Kinetico reverse osmosis water system, infra red sauna.

Rarely does a property of this caliber emerge. One that harmonizes architectural excellence, sweeping natural grandeur, and the quiet privilege of true seclusion. Situated just twenty minutes north of Cochrane, this masterfully crafted ICF estate commands 150 pristine acres against a backdrop of the breathtaking Rocky Mountains. Spanning over 6,300 square feet, every detail of this custom-built home reflects an uncompromising commitment to quality. Engineered with superior ICF construction — offering exceptional energy efficiency, soundproofing, and fire resistance — and fortified with tornado clips and a comprehensive security system, the home delivers both enduring strength and absolute peace of mind. Soaring 20-foot windows frame the living area in cinematic mountain vistas, flooding the interior with natural light and blurring the boundary between the built and the natural world. Travertine flooring, solid knotty Alder accents, and a Control 4 integrated sound system set a tone of refined sophistication throughout, complemented by air conditioning and radiant in-floor heating. The Kitchen is a culinary sanctuary befitting the most discerning chef, the gourmet kitchen is appointed with an induction cooktop, double ovens, and a double refrigerator and freezer. The showpiece, however, is the bespoke Artigiano Italian brick pizza oven — a true artisan statement. Custom cabinetry, granite countertops, a generous walk-in pantry, and a hand-crafted farmhouse copper sink complete this exceptional space. Entertaining & Leisure Two Napoleon wood-burning fireplaces impart warmth and ambiance throughout the principal living areas, while the main deck — accessible from both the dining room and sunroom — offers an unrivaled stage for alfresco entertaining beneath open Alberta skies. The fully finished lower level is an entertainer's

dream: a games room with pool table, a sophisticated wet bar, a dedicated theatre room with surround sound, and two additional bedrooms with private backyard access. The Primary Suite is a private sanctuary unto itself, the primary suite opens to its own balcony — a serene vantage point for morning mountain views. The spa-inspired ensuite is appointed with a freestanding copper soaking tub and a luxurious steam shower, delivering a daily retreat of the highest order. Above the expansive four-car garage, an 860 square foot legal suite offers complete independence — a full kitchen, three-piece bath, private entrance, and individual climate control make it an ideal retreat for guests, extended family, or a premium rental opportunity. One hundred and fifty acres of unspoiled Alberta countryside provide the setting for a lifestyle of extraordinary privacy and tranquility. Whether envisioned as an equestrian estate, a conservation retreat, or simply an unparalleled family legacy, the possibilities are as expansive as the horizon itself.

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