Al Beatty
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# 40243 Big Hill Road
# Rural Rocky View County, Alberta

## MLS # A2311169



# $5,500,000

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|---|---|---|---|
| **Division:** | NONE | | |
| **Type:** | Residential/House | | |
| **Style:** | Acreage with Residence, Bungalow | | |
| **Size:** | 2,473 sq.ft. | **Age:** | 2023 (3 yrs old) |
| **Beds:** | 3 | **Baths:** | 3 full / 1 half |
| **Garage:** | Additional Parking, Heated Garage, In Garage Electric Vehicle Charging Stati | | |
| **Lot Size:** | 11.75 Acres | | |
| **Lot Feat:** | Fruit Trees/Shrub(s), Gentle Sloping, Low Maintenance Landscape, Secluded | | |

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| **Heating:** | Boiler, In Floor, Forced Air, Natural Gas, Zoned | **Water:** | Cistern |
| **Floors:** | Ceramic Tile, Granite, Hardwood | **Sewer:** | Septic System |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | 1-26-4-W5 |
| **Exterior:** | Brick, Stone, Stucco | **Zoning:** | R-RUR |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** C-Can

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.

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