



**GRASSROOTS**  
REALTY GROUP

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**40106 Big Hill Road**  
**Rural Rocky View County, Alberta**

**MLS # A2274912**



**\$2,600,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,205 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	4.40 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	See Title
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

WELCOME TO THIS EXCEPTIONAL, FULLY RENOVATED ACREAGE set on over 4 acres just minutes from Cochrane, offering unobstructed 360° panoramic views of the Rocky Mountains and the Cochrane valley. Located in a quiet, cul-de-sac-style acreage community, this remarkable property provides privacy, peace, and minimal traffic—ideal for those seeking a refined country lifestyle with city convenience nearby. This striking 1.5-storey residence offers over 6,600 sq. ft. of total living space including a fully developed walk-out basement, delivering exceptional functionality for families, entertaining, and flexible living arrangements. The main level impresses with vaulted ceilings, exposed wood beams, and expansive windows that flood the home with natural light while perfectly framing the breathtaking views. The west-facing kitchen features high-end appliances, ample cabinet space and premium finishes—ideal for both everyday living and entertaining while enjoying spectacular sunsets and mountain views. The open-concept living and dining areas create a warm, inviting atmosphere. The main-floor primary retreat is complete with large windows showcasing the scenery and a luxurious 5-piece ensuite featuring a soaker tub, walk-in shower, dual vanities, and elegant finishes. A spacious second bedroom, a stylish 4-piece bathroom, convenient main-floor laundry, and a flexible den or office space complete this level. The upper floor offers an expansive bonus room with ample space for lounging, games, or a pool table. A bright sunroom, a 3-piece bathroom, and a dedicated flex space ideal for a home office, reading area, or hobby room round out this level, providing additional areas for relaxation, work, or creativity. The fully finished walk-out basement includes a large recreation room, a bedroom with a walk-in closet and 4-piece

ensuite, a 2-piece bathroom, a laundry area, and a mudroom with exterior access—making this level ideal for guests, extended family, or added convenience. Outside, enjoy wide open views, ample parking, and excellent storage with a triple attached garage plus a double detached garage. The acreage offers great flexibility and future potential and may be suitable for short-term or vacation rentals, small event hosting, or agricultural and hobby use. A rare opportunity to own a fully renovated acreage with over 4 acres of land, a finished walk-out basement, and incredible views—all just minutes from Cochrane. Book your private showing today.