



**254069 Towers Trail**  
**Rural Rocky View County, Alberta**

**MLS # A2302358**



**\$3,199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gravel Driveway, Triple Garage Detached		
<b>Lot Size:</b>	59.90 Acres		
<b>Lot Feat:</b>	Farm, Many Trees, Pasture, Seasonal Water, See Remarks, Underground Sp		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-25-4-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A-Sml
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Dishwasher Built-In, Garage Control, Garage Opener, Stove-Electric, Oven Microwave, Refrigerator, Stove-Countertop-Gas, All Window Coverings - all in the Accessory Dwelling.

Set along the edge of the Jumping Pound Creek Valley, this remarkable 59-acre parcel is anchored by a thoughtfully designed custom residence, where architecture and landscape come together in perfect balance. Intentionally designed to maximize 360 degree views, this home captures the mountains to the West with valley and foothill vistas to the west and north and north - creating a living experience that feels both expansive and deeply connected to its setting. The walkout bungalow offers generous proportions and open, light-filled spaces that invite the outdoors in. Large expanses of glass frame the ever-changing wildlife filled landscape, while the layout reflects a careful consideration of how the home is lived in, with four bedrooms and three and a half baths designed to accommodate both everyday comfort and gathering. Positioned within the county, the eastern property boundary shares a property line with the town which services the property with a 2026 paved road & planned sidewalks, leading to two K-8 schools and commercial restaurants and services and offers a rare balance of privacy and accessibility. A newly completed custom 2023 accessory dwelling unit is permitted as a short term rental in a separate serviced yard site, which adds flexibility for extended family, guest use, or a guest house or office and workshop. Beyond the home, the land itself presents additional potential, whether as a private estate, an equestrian setting, or a longer-term vision for thoughtfully planned lots though further subdivision as Cochrane grows. A property defined by design, setting, and the freedom to shape what comes next.