



GRASSROOTS
REALTY GROUP

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35190 Township Road 275
Rural Rocky View County, Alberta

MLS # A2313468



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,647 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, See Remarks		
Lot Size:	14.69 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Priv		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage

Inclusions: fridge x2, wall oven, gas countertop stove, dishwasher x2, stove, washer x2, dryer x2, garage remotes, tv's in kitchen and bathroom, tv arm in family room, large water trough, red lawnmower "as is", playhouse and contents, holding tank, All window coverings.

Ready to escape the city and embrace the space, privacy and freedom that only acreage living can offer!? 14.69 Acres of scenic country living just minutes from the bustling amenities of Cochrane! Nestled just north of Cochrane off Highway 22, this beautifully maintained WALKOUT BUNGALOW with TWO double attached garages offers the perfect balance of peaceful rural living and functional family space. Surrounded by rolling hills, mature trees, and quiet countryside views. The property welcomes you home with a long gravel driveway, unlimited parking, mature landscaping, with multiple fenced pastures, and even a charming matching kids' playhouse. Step inside from the massive covered front porch to the tiled foyer, open to the heart of the home. The expansive kitchen is designed for both everyday living and entertaining, featuring extensive cabinetry and counter space, a huge island with built-in storage, wine rack, prep sink, outlets, and a gas cooktop. The kitchen also boasts a big pantry & beautiful bay windows above the sink overlooking the front property. Seamlessly flowing into the large dining area and breakfast nook, with access to the massive back deck. A stunning double-sided gas fireplace welcomes you into the cozy family room showcasing soaring vaulted ceilings, oversized bright windows, and custom built-in storage. The massive primary bedroom is filled with natural light and vaulted ceilings, with access to your own PRIVATE DECK. The spacious 5-pc bathroom offers dual sinks, a large soaker tub with safety grab bars, generous storage, and an O/S walk-in shower. The main floor also includes a 2nd bedroom, front living room, a 2-pc powder room, several organized closets, and a functional mudroom / laundry room with tiled flooring, built-in cabinetry, laundry sink, and a large window. The FULLY DEVELOPED WALKOUT

BASEMENT offers exceptional flexibility for multigenerational living, guests, or entertaining. Downstairs features a bright white kitchen with tiled backsplash, additional island storage, coffee station and dining area. The rec room hosts a corner gas fireplace and built-in mantle, there is a big bedroom with double doors leading outside and lots of built-in storage, a versatile office AND den, lower laundry with stacked washer and dryer, a 3-pc bathroom with walk-in shower, and LOADS of storage! Outdoor living is just as impressive with multiple decks designed to capture the breathtaking views. Enjoy the upper deck with glass railings, a lower section covered for shade, and cascading stairs leading down to the yard and mature landscaping below. Additional updates and features include 2025 shingles, two newer hot water tanks, newer water softener, annual septic maintenance, and a reliable well that has never run out of water. The laundry and powder room are conveniently fed directly off the well system. A rare opportunity to enjoy the tranquility, space, and views of acreage living while remaining within easy reach of Cochrane amenities.