



GRASSROOTS
REALTY GROUP

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97 Pleasant View Heights
Rural Rocky View County, Alberta

MLS # A2325328



\$1,295,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,974 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	3.97 Acres		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Located near Cochrane, this spacious walkout bungalow offers the kind of country-residential setting that feels peaceful, private, and connected to the land. Surrounded by open views, mature trees, manicured lawn, and wide prairie skies, this property gives you room to breathe while still keeping everyday amenities within easy reach. With over 1,970 sq. ft. above grade, five bedrooms, 4.5 bathrooms, a fully finished walkout basement, an oversized attached garage, and two fireplaces, the home is designed for comfortable family living inside and out. The main level is bright and welcoming, with large windows that frame the surrounding views and fill the home with natural light. The living room is anchored by a fireplace, creating a warm gathering space that flows naturally into the dining area and kitchen. The kitchen offers rich wood cabinetry, granite countertops, stainless steel appliances, a large island with seating, pendant lighting, and plenty of workspace. Expansive windows keep the views front and centre, while direct access to the upper deck makes outdoor dining, morning coffee, and sunset evenings easy to enjoy. The main-floor primary bedroom offers excellent space, a walk-in closet, and a private four-piece ensuite. Two additional bedrooms, a full bathroom, powder room, laundry area, and a spacious mudroom with built-ins complete the main level, creating a practical layout for busy households. The fully finished walkout basement expands the living space with a large family room, second fireplace, and spacious rec room that works beautifully for movie nights, games, fitness, hobbies, or play space. Two additional bedrooms provide great flexibility for guests, teens, or extended family, including one with its own walk-in closet and four-piece ensuite. A three-piece bathroom, storage, utility space, and direct access to the lower patio complete the

level. Outside, the property truly shines. The upper deck overlooks rolling fields, mature landscaping, big evening skies, and mountain views, while the walkout patio and large yard offer endless room to gather, garden, play, or simply enjoy the quiet. Just off the walkout patio, a dedicated pad is already pre-wired for a future hot tub, adding another great option for outdoor enjoyment. With a wood shed, well, septic system, long driveway, and an oversized attached garage with exceptional depth, the property offers the space and practicality of country-residential living, with Cochrane and the mountains both within easy reach.