



GRASSROOTS
REALTY GROUP

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40257 Big Hill Road
Rural Rocky View County, Alberta

MLS # A2326388



\$5,000,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,023 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	4.87 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Treed		

Heating:	In Floor, Forced Air	Water:	Cistern
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-Rur
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub		

Inclusions: 2nd Fridge in Kitchen, Fridge & Dishwasher in lower level

Welcome to one of Cochrane's most extraordinary ridge-top estates, where luxury, privacy & breathtaking natural beauty converge on 5 fully fenced acres behind secure automatic gates. Completely renovated from top to bottom in 2018 including electrical & plumbing, this exceptional estate captures uninterrupted panoramic views of the Bow Valley & Rocky Mountains, offering an unparalleled lifestyle only minutes from Cochrane & an easy commute to Calgary. Thoughtfully redesigned with timeless architecture & sophisticated contemporary finishes, this remarkable residence offers over 4500 sf of beautifully developed living space designed for both entertaining & comfortable family living. Expansive windows fill the home with natural light while framing spectacular mountain vistas from nearly every room. Spacious living & dining areas flow effortlessly, creating elegant yet welcoming spaces for everyday living & unforgettable gatherings. The chef-inspired kitchen is the heart of the home, featuring premium appliances, abundant cabinetry, generous workspaces & seamless connection to the main living areas including your expansive outdoor balcony, making it perfect for everything from family breakfasts to holiday celebrations. The home is equipped with an ELAN smart home system, while in-ceiling speakers with independent audio zones create an exceptional experience throughout. The luxurious primary retreat offers stunning mountain views, a spa-inspired ensuite & spacious walk-in closet, creating a peaceful sanctuary at the end of each day. Four additional bedrooms provide outstanding flexibility for growing families, guests or multigenerational living. The walkout level is an entertainer's dream, complete with automatic blinds, commercial-grade heaters & seamless access to your private resort-style backyard. Enjoy the heated outdoor pool, hot tub & outdoor

living spaces while taking in Alberta's spectacular sunsets. The triple attached garage features epoxy floors, while the illuminated sport court is ready for basketball, pickleball, tennis & more. Designed for those who love to entertain, the home transitions effortlessly to expansive outdoor living areas where endless views provide the backdrop for summer barbecues & family celebrations. The beautifully maintained 5 acre property offers exceptional privacy with endless possibilities for future enhancements including a detached shop, collector's garage, guest house (subject to approvals), hobby farm, gardens or additional recreational amenities. Enjoy the serenity of country living without sacrificing convenience. World-class golf, excellent schools, boutique shopping, dining, equestrian facilities & endless outdoor recreation are all nearby, while Banff, Canmore, Kananaskis & the Rockies become your weekend playground. This is far more than a home, it's a legacy property where families gather, memories are made & every day begins with one of Alberta's most spectacular view. An exceptional opportunity!