



GRASSROOTS
REALTY GROUP

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158 Toki Road
Rural Rocky View County, Alberta

MLS # A2329673



\$1,479,000

Division:	Toki Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,302 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Converted Garage, Single Garage Detached		
Lot Size:	1.43 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, Meadow,		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Slate, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Six Kitchen Stools, TV on Kitchen Wall, TV Wall Mount on Upper Level, New Culligan Water Treatment System

Experience ultimate privacy on this expansive, heavily forested acreage located between the Cochrane communities of Jumping Pound & Fireside. The property borders the protected Jumping Pound Creek, ensuring your natural surroundings remain untouched. Secluded by a dense forest of mature evergreens, the home offers a quiet, peaceful escape. Built on a prominent natural ridge, the home's vantage point serves up stunning, panoramic views of the Rocky Mountains & Creek. The main level is designed to enjoy the views. Featuring an open layout with a large living room complete with a wood burning fireplace that flows naturally into the spacious dining area. Centrally located & positioned just steps from the expansive outdoor Trex deck with glass railings, the kitchen serves as the ultimate anchor for the main floor. Designed with a generous central island, custom cabinetry, premium finishes, & a smart, wrap-around workflow. Tucked away for max focus, the office gives quiet, scenic views, making it ideal for work. A large main-floor laundry room & adjacent 2pc powder room provide practical transition spaces right off the main entrance. Ascending the open riser staircase, enjoy the secondary family room that offers an intimate & cozy loft-like setting anchored by a gas fireplace. This level features a spacious, private primary retreat alongside 2 additional bedrooms, & a massive 4pc bathroom. Serving as the ultimate touch of luxury, a private wooden sauna sits directly off the bathroom, offering a serene, spa-like escape to warm up & unwind after a crisp AB winter day. The walk out basement features a versatile rec & games room designed for ultimate entertainment & convenience. A secondary entrance with a striking black door & frosted glass sidelights leads directly outside, making it easy to transition from indoor to outdoor activities. A spacious detached

double garage is paired with an adjacent covered timber carport, providing plenty of protected space for vehicles, ATVs, or wood storage. Attached directly to the garage is a second REC ROOM with its own private entrance, this bright, versatile space is ripe to be used as an OFFICE SPACE, home gym, workshop, or ultimate hangout spot. Step outside the upper-level deck is encircled by a modern, dark-trimmed railing with clear glass inserts, this massive platform offers uninterrupted, panoramic views of the towering pines & creek. With plenty of room to accommodate multiple distinct lounge areas, it is the ultimate vantage point to sip your morning coffee, host summer parties, or watch the sunset. The multi-tiered outdoor sanctuaries includes a natural flagstone pathway that guides you through manicured green lawns & vibrant garden beds. A ground-level deck offers a cozy, sun-drenched spot to relax, while a covered, wrap-around porch provides a shaded retreat. The lower-level walkout, opens directly onto a private, sheltered deck space, ensuring that every level maintains a connection to its natural surroundings.