



GRASSROOTS
REALTY GROUP

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61080 Larsen Pasture Road
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2341216



\$2,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,087 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	79.82 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Lands		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-28-6-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	AC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Starlink Satellite System (account transfer), TV mount (1), all appliances in basement (range hood, dishwasher, electric stove, refrigerator, washer and dryer), dog run fencing, radon mitigation system.

In the heart of nature's embrace, stands a property unlike any other. 80 acres of tall timber, mature forest, with a flowing natural spring at its core, offering a magical and majestic energy that is undeniable to all who are present. The west view of the scenic valley of the Foothills of Alberta presents sights of abundance, stretching as far as the eye can see. Wildlife roams freely, and symphonies of various bird species fill the air. We invite you to wander through the property to feel a deep connection to nature. Private, secluded and peaceful, this is a sanctuary for the soul, a place where one can truly find solace and serenity. At its center, stands a custom built, three bedroom, 2,087 SF, executive walkout bungalow, a masterpiece of design and creativity. As you enter the home, you are greeted by an extensive expanse of stunning windows that ensure your outdoor experience never ends. Forest, foothills and wildlife by day, endless star-filled skies by night...upstairs or down. Enjoy a cool beverage on one of your 2 upper level covered decks and be front row to the wilderness from a peaceful vantage. Each room and space offer a touch of artistic expression and pure functionality, while quality finishes and details and high-end Miele and Sub-Zero appliances add a sense of luxury to the country charm. The fully developed two bedroom legal basement suite offers additional space for guests or family, ensuring that everyone feels welcome in this haven of tranquillity. An oversized, double attached garage plus a large 32'x48' (1/2 is heated, 1/2 is cold storage), multipurpose shop, stands ready for any project or passion, while the potential for a second home on the property adds a layer of possibility for generational partnership and stability. High speed rural internet (Starlink) installed, 200 amp electrical service, triple pane windows, radon mitigation system, a high

producing water well and an oversized septic system are just some of the technical highlights of this one-of-a-kind acreage. Just 30 minutes away from the bustling town of Cochrane, this property offers the best of both worlds – a retreat into nature's embrace, with the convenience of modern amenities within reach. It is a place where dreams take root, where memories are made, and where the beauty of the natural world unfolds in all its glory.