

# \$2,495,000 - 44092 & 44080 Township Road 274, Rural Rocky View County

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MLS® #A2199648

**\$2,495,000**

4 Bedroom, 3.00 Bathroom, 3,460 sqft  
Residential on 30.00 Acres

NONE, Rural Rocky View County, Alberta

Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 30 scenic acres with breathtaking panoramic mountain views. This estate features two incredible homes, each offering its own distinctive charm and luxury. The larger home boasts over 4,400 sq. ft. of developed space, blending country, cabin, and modern aesthetics. The soaring A-frame windows perfectly capture the scenic views of the property and the majestic mountains beyond. Inside, you'll find a mix of wood and stone textures, creating a warm and inviting atmosphere. The home features soaring ceilings, multiple living spaces, and thoughtful design details that highlight its unique character. Whether you're relaxing by the stone fireplace, enjoying the expansive entertainment room, or unwinding in one of the four bedrooms, this home provides a perfect blend of comfort and style. The second home is a modern Barndominium style home, featuring a 2,200 sq. ft. shop and 2,300 sq. ft. of living space. This home is designed for contemporary living with sleek lines and clean finishes. Each of the three bedrooms has its own full ensuite bathroom, providing privacy and comfort for all residents. A highlight of this home is the incredible rooftop patio, offering a stunning vantage point to enjoy sunsets and panoramic views of the mountain range. The open-concept main kitchen and living area are



perfect for entertaining, while the secondary kitchen and additional amenities add to the home's functionality and versatility. This property is perfect for those seeking a peaceful retreat with modern conveniences. Whether you're looking to raise animals, entertain guests, or simply enjoy the tranquility of nature, this estate offers endless possibilities. Experience the best of both traditional and modern living in this extraordinary property. Property was previously used as both an Air BNB and short-term rental with great success! Check out the 3D tour links for both homes.

Built in 1987

### **Essential Information**

MLS® #	A2199648
Price	\$2,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,460
Acres	30.00
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	44092 & 44080 Township Road 274
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2X8

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized, Secured, Triple Garage Attached, Covered, Block Driveway, Quad or More Attached, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Storage
Lot Description	Treed, Views, Brush, Square Shaped Lot
Roof	Asphalt Shingle, Metal
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	50
Zoning	A-SML

## Listing Details

Listing Office	eXp Realty
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