

**41211 Township Road 250 Township
Rural Rocky View County, Alberta**

MLS # A2199654



\$1,795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,454 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Driveway, Quad or More Attached		
Lot Size:	2.84 Acres		
Lot Feat:	Irregular Lot, Many Trees, Native Plants, No Neighbours Behind, Private, Sea		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	2-25-4-W5
Exterior:	Manufactured Floor Joist, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Wet Bar		
Inclusions:	Steam Shower		

Unobstructed mountain views, refined design, and exceptional craftsmanship—this stunning walkout bungalow offers it all. Perched on 2.84 acres (plus road allowance for approximately 3.5 acres total), this property captures the beauty of the Rockies from nearly every room. The naturally contoured landscape features mature trees, native grasses, and tranquil ponds that attract abundant wildlife—all visible from your expansive decks or through floor-to-ceiling windows. Inside, a wall of glass in the living room frames breathtaking mountain vistas, extending seamlessly into the kitchen and primary suite. The chef's kitchen combines style and function with a Capital high-output gas range, quartz countertops, a built-in combi steam oven, and a dual-access butler's pantry for effortless grocery unloading. A wine nook adds an elegant touch for entertaining. The primary suite is a peaceful retreat featuring mountain views, an oversized soaker tub, steam shower, and a custom walk-through closet connecting directly to the laundry room. Working from home is easy in the dedicated office with built-in desks and cabinetry. A thoughtfully designed mudroom off the garage includes locker-style storage and outdoor access—perfect for pets and active living. Car lovers will appreciate the oversized four-car garage with attic storage and in-floor heating. The fully finished walkout level mirrors the quality of the main floor, offering a family room, media room with projector and Dolby Atmos surround sound, and three bedrooms—two with south-facing views. Premium mechanicals include a high-efficiency furnace with A/C, lifetime stainless-steel water heater, and in-floor heat for both lower level and garage. Outdoor living shines with a screened-in patio and three decks capturing every angle of the mountain backdrop.

Located just 5 minutes to Cochrane, 10 minutes to Calgary, and 45 minutes to Nakiska, with no gravel roads. Triple-pane windows and double drywall provide excellent soundproofing and comfort. A rare opportunity to own a private, peaceful retreat combining modern luxury, thoughtful design, and truly unforgettable views.