

# \$3,750,000 - 282020 Range Road 43 Road, Rural Rocky View County

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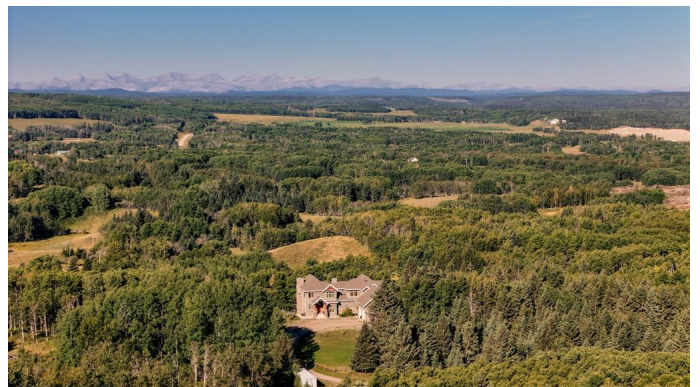
MLS® #A2124415

**\$3,750,000**

4 Bedroom, 5.00 Bathroom, 4,403 sqft  
Residential on 150.00 Acres

NONE, Rural Rocky View County, Alberta

This beautiful custom built home, with over 6,300 ft.Â² of total living space, is being sold together as two parcels totalling 150 acres.Â Surrounded by mature forested landÂ with ponds, marshes, and a million dollar view of the Rocky Mountains. TheÂ home is built usingÂ ICF (Insulated Concrete Forms) which provides solid construction protecting from noise, wind, and fireÂ with superior energy efficiency and sustainability. It also includesÂ tornado clips on the roof,Â a security system, Control 4 sound system, AC,Â and in-floor heating throughout the home.Â The home is wired for solar tubes and panelsÂ to be installed as desired. No detail was overlooked when designing this gorgeous home.Â Upon entering, a spacious foyer and largeÂ living roomÂ greet youÂ with expansive 20Â foot windows framing your picturesque mountain view.Â Travertine stone isÂ throughoutÂ the home with solid knotty Alder woodÂ doors, windows, and trim. The main deck overlooks lush forest and can be accessed from the formal dining room or the sun room making this the perfect place to eat or relax and enjoy the stars. The home has two Napoleon wood burning fireplacesÂ with a capacity to heat up to 3500 ft.Â². The gourmet chef's dream kitchen is outfitted with an induction cooktop, double wall oven,Â double Thermidor fridge/freezer, a large pantry,Â and your very



ownÂ ArtigianoÂ Italian brick wood-burning pizza oven. The kitchen is equipped with a farmhouse hand-hammered copper sink, custom cabinets, and granite counter tops. The laundry room and powder room also include custom cabinetry and copper sinks. The lofted office has high speed internet connection with a view of the majestic Rockies. There are fourÂ spacious bedrooms, including an 860 ft.Â² legal suite above the 4-car garage. The legal suite is multifunctional and can be used to house guests, family, or caretakers, with a three pc bathroom, full kitchen, granite countertops, dishwasher, cooktop, fridge, copper sink, hardwood flooring, travertine stone flooring, a separate AC and heating system, and separate entrance - while still connected to the home. The primary bedroom is located on the second floor and has large walk-in closet and a private balcony with expansive mountain views. The luxurious ensuite boasts a hammered copper freestanding tubÂ with a steam shower that has coloured lights and music. In the fully finished basement you will find the games room with pool table, wet bar, dishwasher, copper sink, dual zone wine cooler, and custom cabinetry. The theatre room is outfitted with surround sound, projector, theatre screen, and Control 4 system. Two bedrooms round off the basement both with private french doors leading to the backyard and a 4 pc bathroom with granite countertops, copper sinks, and a large tile shower. Enjoy the serenity of country living while onlyÂ 20 minutes north of Cochrane andÂ 30Â minutesÂ from Calgary. Schedule your private showing today.

Built in 2013

## **Essential Information**

MLS® #

A2124415

Price	\$3,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,403
Acres	150.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### Community Information

Address	282020 Range Road 43 Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B6

### Amenities

Utilities	Electricity Connected, Electricity Paid For, Natural Gas Paid, Natural Gas Connected, Satellite Internet Available
Parking	Additional Parking, Driveway, Electric Gate, Front Drive, Gated, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking

### Interior

Interior Features	No Smoking Home, Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Sauna, Smart Home, Skylight(s), Soaking Tub, Solar Tube(s), Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Double Oven, Electric Cooktop, Induction Cooktop, Water Purifier, Wine Refrigerator
Heating	Forced Air, Boiler, Fireplace(s), High Efficiency, Humidity Control, In Floor, Natural Gas, Wood Stove

Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Finished, Walk-Out, Full

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Landscaped, Cleared, Farm, Garden, Lawn, Low Maintenance Landscape, Meadow, Many Trees, Native Plants, Pasture, Private, Rolling Slope, Secluded, Subdivided, Treed, Wooded
Roof	Asphalt Shingle
Construction	Stucco, ICFs (Insulated Concrete Forms), Stone
Foundation	ICF Block

## Additional Information

Date Listed	April 21st, 2024
Days on Market	362
Zoning	AG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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