

40243 Big Hill Road  
Rural Rocky View County, Alberta

MLS # A2213658



\$5,500,000

|                                                                                                                                                                                                                                                                                                                      |              |                                                                                |                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------|-----------------------------|
| <b>Division:</b>                                                                                                                                                                                                                                                                                                     |              | NONE                                                                           |                             |
| <b>Type:</b>                                                                                                                                                                                                                                                                                                         |              | Residential/House                                                              |                             |
| <b>Style:</b>                                                                                                                                                                                                                                                                                                        |              | Acreage with Residence, Bungalow                                               |                             |
| <b>Size:</b>                                                                                                                                                                                                                                                                                                         | 2,473 sq.ft. | <b>Age:</b>                                                                    | 2023 (2 yrs old)            |
| <b>Beds:</b>                                                                                                                                                                                                                                                                                                         | 3            | <b>Baths:</b>                                                                  | 3 full / 1 half             |
| <b>Garage:</b>                                                                                                                                                                                                                                                                                                       |              | Additional Parking, Heated Garage, In Garage Electric Vehicle Charging Station |                             |
| <b>Lot Size:</b>                                                                                                                                                                                                                                                                                                     |              | 11.76 Acres                                                                    |                             |
| <b>Lot Feat:</b>                                                                                                                                                                                                                                                                                                     |              | Fruit Trees/Shrub(s), Gentle Sloping, Low Maintenance Landscape, Secluded      |                             |
| <b>Heating:</b>                                                                                                                                                                                                                                                                                                      |              | Boiler, In Floor, Forced Air, Natural Gas, Zoned                               | <b>Water:</b> Cistern       |
| <b>Floors:</b>                                                                                                                                                                                                                                                                                                       |              | Ceramic Tile, Granite, Hardwood                                                | <b>Sewer:</b> Septic System |
| <b>Roof:</b>                                                                                                                                                                                                                                                                                                         |              | Asphalt Shingle                                                                | <b>Condo Fee:</b> -         |
| <b>Basement:</b>                                                                                                                                                                                                                                                                                                     |              | Finished, Full, Walk-Out To Grade                                              | <b>LLD:</b> 1-26-4-W5       |
| <b>Exterior:</b>                                                                                                                                                                                                                                                                                                     |              | Brick, Stone, Stucco                                                           | <b>Zoning:</b> R-RUR        |
| <b>Foundation:</b>                                                                                                                                                                                                                                                                                                   |              | Poured Concrete                                                                | <b>Utilities:</b> -         |
| <b>Features:</b> Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |              |                                                                                |                             |
| <b>Inclusions:</b> 3 Fridges / 3 Dishwashers / Dining Room Table, Chairs & Bench / Lower Level Desk / Pool Table /                                                                                                                                                                                                   |              |                                                                                |                             |

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.