

# \$1,500,000 - 44092 Township Road 274, Rural Rocky View County

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MLS® #A2228696

**\$1,500,000**

4 Bedroom, 3.00 Bathroom, 3,460 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

PARTIAL OWNERSHIP OF AN INCREDIBLE PROPERTY! Purchaser will share a title with the owner. This is not a civil enforcement sale or foreclosure. Included in the ownership arrangement is the exclusive use of the residence at 44092 Twp Rd 274, barn, and roughly 20+/- of the surrounding acres. (The entire property with additional residence at 44080 Twp Rd 274 and surrounding 10+/- acres may be purchased for \$2,495,000) Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 20 +/--scenic acres with breathtaking panoramic mountain views. The 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. 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. Property was previously used as an Air BNB with great success!

Built in 1987

### **Essential Information**

MLS® #	A2228696
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,460
Acres	20.00
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	44092 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, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Secured, Triple Garage Attached, Covered, Block Driveway, Front Drive, Garage Faces Side, Gravel Driveway
# of Garages	3

### **Interior**

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

## Additional Information

Date Listed	June 9th, 2025
Days on Market	32
Zoning	A-SML

## Listing Details

Listing Office	eXp Realty
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