

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

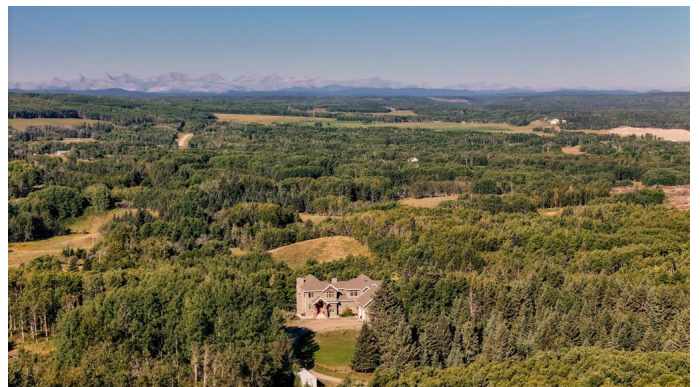
MLS® #A2124415

**\$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 AlderÂ 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



own Artigiano 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 four spacious bedrooms, including an 860 ft.² 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 tub 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 only 20 minutes north of Cochrane and 30 minutes 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	2 Storey, Acreage with Residence
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, Natural Gas Connected, Electricity Paid For, Natural Gas Paid, Satellite Internet Available
Parking	Driveway, Gated, Heated Garage, Insulated, Oversized, RV Access/Parking, Additional Parking, Electric Gate, Front Drive, Garage Door Opener, Quad or More Attached

### Interior

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

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

## Exterior

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

## Additional Information

Date Listed	April 21st, 2024
Days on Market	348
Zoning	AG

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.