

# \$6,000,000 - 34131 Township Road 262, Rural Rocky View County

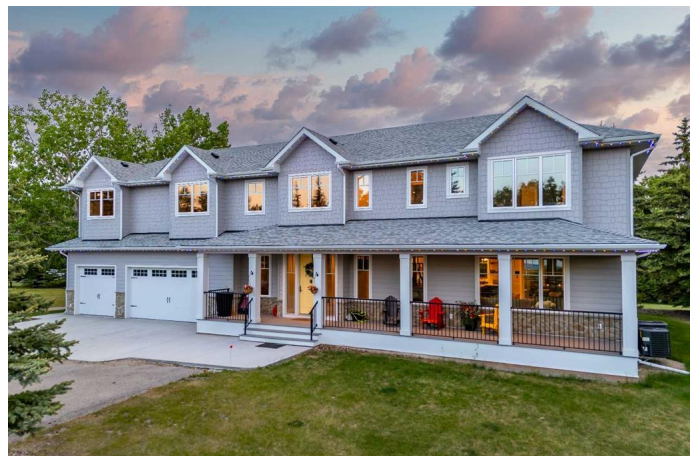
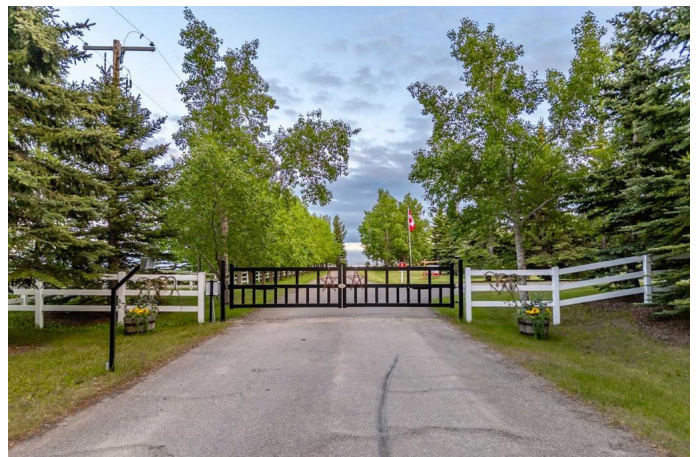
MLS® #A2146343

**\$6,000,000**

6 Bedroom, 5.00 Bathroom, 3,820 sqft  
Residential on 51.65 Acres

NONE, Rural Rocky View County, Alberta

Nestled amongst rolling hills East of Cochrane it is our privilege to present this top-notch equestrian facility & luxury residence. With a heated 80'x 200' arena featuring large windows, updated lighting and a rainwater collection system, this quality building is efficient & versatile. The upper level is equally as impressive with a spacious lounge overlooking the arena, kitchen for hosting gatherings and large private office. There is a West facing deck that spans the front of the arena with breathtaking mountain views, glass railing and ample space for outdoor entertaining. Attached to the arena is handsome 6 stall barn appointed w/ automatic stall waterers, wash bay, tack room, feed room & sitting area. Just a short walk away through the manicured grounds with its mature trees paved roads you will be wowed by the principle barn with 43 watered box stalls. This impressive building has new heaters, a renovated lounge, bathrooms, wash bay and ample tack storage. Outside are 43 paddocks of various sizes and 41 outdoor waterers. There are also two outdoor riding arenas, ½ mile limestone racetrack, hot walker & round pen to facilitate training objectives in multiple disciplines. Recently added to the property is a 60' x 80' heated shop w/ two overhead doors, water, linear floor drain and epoxy finish floor. The principle residence is a gorgeous custom home added to the property



in 2021. Boasting 3819 sf of above-grade living space this one of a kind luxury abode features 6 bedrooms, impeccable finishes and integrated media. Its unique design offers opportunities for live/work usage and includes an elevator servicing all 3 floors. The main level has a warm and welcoming appeal, anchored by a stunning sandstone gas fireplace that serves as a focal point for the kitchen, dining and living room. The kitchen is a chef's dream, featuring under cabinet lighting, quartz countertops, high end appliances & designer lighting selections. Upstairs are six bedrooms including a beautiful principle suite with a gorgeous ensuite bathroom and walk-in closet. The rest of the floor was designed so that the 3 bedrooms in the South wing can be separated, perfect for home office, live-in nanny or multi-generational living. There is also a practical kitchenette area, two 4 piece bathrooms and lovely laundry room on the second level. The lower level is fully finished with a large rec room, Murphy Bed and full bathroom. A triple attached heated garage, screened in deck and air conditioning complete this truly extraordinary country residence. Nearby a renovated 3 bedroom mobile home is perfect for staff accommodation. There are two machine/hay storage buildings on the property + ample trailer parking. The operation has 2 water wells , 4 septic tanks w/ 3 fields. An electronic gated entry provides peace of mind & safety for residents and boarders like. Whether you're a professional or passionate horse lover don't miss your opportunity to acquire this exceptional facility.

Built in 2021

### **Essential Information**

MLS® #	A2146343
Price	\$6,000,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,820
Acres	51.65
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	34131 Township Road 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C0B7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	20
Parking	Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Paved, Side By Side, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Crown Molding, Central Vacuum, Elevator, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Wired for Sound, Walk-In Closet(s)
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Dishwasher, Microwave, Oven
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Raised Hearth, Stone

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Meadow, Pasture, Front Yard, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 6th, 2024
Days on Market	272
Zoning	A-Gen

### **Listing Details**

Listing Office	CIR Realty
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