

\$1,560,000 - 41090 Cook Road, Rural Rocky View County

MLS® #A2198120

\$1,560,000

4 Bedroom, 3.00 Bathroom, 2,751 sqft
Residential on 3.35 Acres

NONE, Rural Rocky View County, Alberta

RARE LIVE/WORK OPPORTUNITY WITH EXCELLENT ROAD EXPOSURE FOR YOUR BUSINESS! 3.35 ACRES, ZONED C-HWY (MIXED USE, SEE SUPPLEMENTS FOR DETAILS). This one-of-a-kind property is located 10 minutes north of Cochrane (HWY 22 & HWY 567) and offers a fully renovated 2751 SQ FT home with a 4169 SQ FT commercial space. The bright and open main floor features a spacious living room with office space, a cozy dining room, and a 3 piece bath/laundry all highlighted by gorgeous stamped concrete floors. The luxurious chef's kitchen offers quartz countertops, a spacious island/breakfast bar, a coffee station with a second sink, ample cabinet space, and high-end appliances – perfect for entertaining and the at-home gourmet. Upstairs, relax in the primary retreat which includes an upscale 5-piece ensuite (relaxing soaker tub, stand-up shower, double sinks), a large walk-in closet, and views of the Rocky Mountains. Completing the upstairs are 3 additional bedrooms, a 4 piece bathroom, and plenty of storage. You will fall in love with the oversized (49'2" x 21'2" 0), heated/insulated garage where you could easily park 6 vehicles/toys - perfect for a home mechanic, car enthusiast, or tradesperson. The commercial space offers a huge showroom, front desk, office, 2 bathrooms, loft/office, and additional garage. This space is ideal for any



entrepreneur or established business. Other features included a custom log wood staircase, a large patio, new chain link fencing & amazing views. Ideally located just minutes from Cochrane and a short commute to Calgary this property offers huge potential and would be hard to recreate. Please reach out for more details and to arrange a private viewing. *** RESIDENTIAL - 2751 SQ FT, COMMERCIAL - 4169 SQ FT. ***

Built in 2006

Essential Information

MLS® #	A2198120
Price	\$1,560,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,751
Acres	3.35
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	41090 Cook Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A2

Amenities

Parking	220 Volt Wiring, Garage Door Opener, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, Gated, RV Garage, Workshop in Garage
# of Garages	6

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
Heating	Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Yard, Cleared, Cul-De-Sac, Front Yard, Level, Low Maintenance Landscape, Views, Yard Lights, Dog Run Fenced In
Roof	Metal
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	March 11th, 2025
Days on Market	23
Zoning	C-HWY

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.