

\$1,330,000 - 40134 Big Hill Road, Rural Rocky View County

MLS® #A1099503

\$1,330,000

5 Bedroom, 3.00 Bathroom, 1,430 sqft
Residential on 12.00 Acres

NONE, Rural Rocky View County, Alberta

Incredible opportunity to live on 12 ACRES near Cochrane! This lot can be subdivided into 4 Acre parcels. The only property on the top of the Big Hill of Cochrane Alberta with 360-degree spectacular views. Take in the stunning Rockies from the south and west side of the house, and the pastoral valley views and glorious sunrises to the north and east. Have your own private viewing of the northern lights when they occur! This 12 acre property is just a short drive to Cochrane, and minutes to Calgary, combining a private country oasis with the convenience of nearby amenities. Two double garages, one attached and one detached, allow for plenty of storage for seasonal equipment, vehicles and recreational toys. Two decks, one housing a 6 person hot tub, allow plenty of opportunity to take in the gorgeous views. The bright and airy open plan kitchen/dining area looks through to the living room. Enjoy stunning views of the mountains while preparing a meal, dining, or relaxing in front of the large wood-burning brick fireplace. There is a half bath and laundry just off the kitchen. The master bedroom features a sweeping view of the valley to the north, large his and hers closets and a 4-piece ensuite that includes low-flush plumbing. 2 additional bedrooms are just down the hall from the master. The lower level is partially re-finished, at drywall stage with some work already competed, yet still time to customize to your lifestyle and family needs. The feature on this level is the cozy rec room with cedar wood



ceiling and wall encasing the classic brick fireplace. This level has 2 additional bedrooms and a full bathroom ready for your completion. Don't miss this incredible opportunity to own your own hilltop paradise overlooking Cochrane, the Glen Eagles Golf Course and the Rocky Mountains!

Built in 1973

Essential Information

MLS® #	A1099503
Price	\$1,330,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,430
Lot Size	523,156
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	40134 Big Hill Road
Subdivision	NONE
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C 2W4

Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Natural Gas Connected, Phone Paid For
Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Additional Parking, Oversized
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Low Flow Plumbing Fixtures, Storage
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement, Brick Facing, Recreation Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, No Neighbours Behind, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2021
Days on Market	48
Zoning	R-2

Listing Details

Listing Office	RE/MAX FIRST
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