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40243 Big Hill Road
Rural Rocky View County, Alberta

MLS # A2311169



$5,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,473 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Additional Parking, Heated Garage, In Garage Electric Vehicle Charging Stati		
Lot Size:	11.75 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Low Maintenance Landscape, Secluded		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Zoned	**Water:**	Cistern
Floors:	Ceramic Tile, Granite, Hardwood	**Sewer:**	Septic System
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	1-26-4-W5
Exterior:	Brick, Stone, Stucco	**Zoning:**	R-RUR
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: C-Can

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.

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