

\$1,999,999 - 262150 Horse Creek Road, Rural Rocky View County

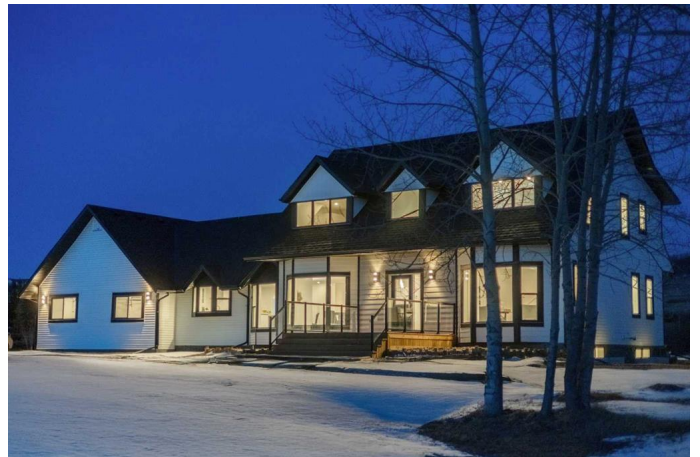
MLS® #A2203316

\$1,999,999

6 Bedroom, 5.00 Bathroom, 2,929 sqft
Residential on 19.87 Acres

NONE, Rural Rocky View County, Alberta

Located just five minutes from Cochrane's town center, this exquisite 6 bedroom 4 and a half bathroom 19+ acre property offers the perfect balance of serene acreage living with urban convenience. Thoughtfully reimaged from the ground up, the home welcomes you into a warm yet sophisticated space, where natural light and breathtaking views create an ambiance of comfort and luxury. The heart of the home is an expansive kitchen, featuring a grand island that invites both culinary creativity and intimate gatherings, seamlessly flowing into a refined dining area ideal for hosting special occasions. A separate living space offers a peaceful retreat, complete with an elegant fireplace, while just beyond, a private patio beckons you to embrace the beauty of the land. A well-appointed guest room is tucked away for visitors, offering privacy and comfort. The triple attached garage with 3 doors, finished with epoxy flooring, provides ample space for vehicles and an opportunity to create a dedicated workshop area, while the adjacent mudroom features direct backyard access, a fur baby wash station, and ample storage for seasonal gear. A serene office/den on the main floor offers a picturesque space to work, read, or enjoy music with views of the mountains. The upper level unveils a primary retreat designed for tranquility, offering space for a king-sized bed, a private sitting area, and a spa-like ensuite with a sleek black



freestanding tub, a glass-enclosed shower, double vanities, a private water closet, and a walk-in closet. Two additional generous bedrooms, a stylish 4-piece bath, and a convenient laundry room complete this level. The fully finished lower level is designed for entertainment and relaxation, featuring an expansive recreation area, built-in bar, spa-inspired sauna, and a luxurious 4-piece bath, alongside two large bedrooms. Taken down to the studs and meticulously rebuilt, this home features beautifully selected finishes and modern updates, including epoxy-coated concrete floors in the garage, a new water system, and natural gas lines. An opportunity to subdivide and positioned just minutes from Cochrane's amenities yet surrounded by nature, this remarkable property is a rare opportunity to enjoy refined country living with every modern comfort.

Built in 1981

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2203316 |
| Price | \$1,999,999 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,929 |
| Acres | 19.87 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 262150 Horse Creek Road |
| Subdivision | NONE |

| | |
|-------------|-------------------------|
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1A4 |

Amenities

| | |
|--------------|----------------------------------|
| Parking | Triple Garage Attached, Driveway |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Sauna |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood |
| Heating | Fan Coil, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 31 |
| Zoning | R-RUR |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.