\$1,795,000 - 41211 Township Road 250 Township, Rural Rocky View County

MLS® #A2199654

\$1,795,000

4 Bedroom, 4.00 Bathroom, 2,454 sqft Residential on 2.84 Acres

NONE, Rural Rocky View County, Alberta

Unobstructed mountain views, refined design, and exceptional craftsmanshipâ€"this stunning walkout bungalow offers it all.

Perched on 2.84 acres (plus road allowance for approximately 3.5 acres total), this property captures the beauty of the Rockies from nearly every room. The naturally contoured landscape features mature trees, native grasses, and tranquil ponds that attract abundant wildlifeâ€"all visible from your expansive decks or through floor-to-ceiling windows.

Inside, a wall of glass in the living room frames breathtaking mountain vistas, extending seamlessly into the kitchen and primary suite. The chef's kitchen combines style and function with a Capital high-output gas range, quartz countertops, a built-in combi steam oven, and a dual-access butler's pantry for effortless grocery unloading. A wine nook adds an elegant touch for entertaining.

The primary suite is a peaceful retreat featuring mountain views, an oversized soaker tub, steam shower, and a custom walk-through closet connecting directly to the laundry room.

Working from home is easy in the dedicated office with built-in desks and cabinetry. A thoughtfully designed mudroom off the garage







includes locker-style storage and outdoor accessâ€"perfect for pets and active living.

Car lovers will appreciate the oversized four-car garage with attic storage and in-floor heating.

The fully finished walkout level mirrors the quality of the main floor, offering a family room, media room with projector and Dolby Atmos surround sound, and three bedroomsâ€"two with south-facing views.

Premium mechanicals include a high-efficiency furnace with A/C, lifetime stainless-steel water heater, and in-floor heat for both lower level and garage.

Outdoor living shines with a screened-in patio and three decks capturing every angle of the mountain backdrop.

Located just 5 minutes to Cochrane, 10 minutes to Calgary, and 45 minutes to Nakiska, with no gravel roads. Triple-pane windows and double drywall provide excellent soundproofing and comfort.

A rare opportunity to own a private, peaceful retreat combining modern luxury, thoughtful design, and truly unforgettable views.

Built in 2018

Essential Information

MLS® # A2199654
Price \$1,795,000
Bedrooms 4
Bathrooms 4.00
Full Baths 2
Half Baths 2
Square Footage 2,454

Acres 2.84 Year Built 2018

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 41211 Township Road 250 Township

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 2P8

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 10

Parking Additional Parking, Driveway, Quad or More Attached

of Garages 4

Interior

Interior Features Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers,

Double Vanity, High Ceilings, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Wet

Bar

Appliances Central Air Conditioner, Convection Oven, Dishwasher, Dryer, ENERGY

STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Tankless

Water Heater, Washer, Window Coverings

Heating Forced Air, Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas, Great Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Gray Water System, Private Yard

Lot Description Irregular Lot, Many Trees, No Neighbours Behind, Native Plants, Private,

Seasonal Water, Treed

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 227

Zoning R-CRD

Listing Details

Listing Office Sotheby's International Realty Canada

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