

\$5,500,000 - 40243 Big Hill Road, Rural Rocky View County

MLS® #A2213658

\$5,500,000

3 Bedroom, 4.00 Bathroom, 2,473 sqft
Residential on 11.76 Acres

NONE, Rural Rocky View County, Alberta

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.

Built in 2023

Essential Information



MLS® #	A2213658
Price	\$5,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,473
Acres	11.76
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	40243 Big Hill Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4X1Z6

Amenities

Parking Spaces	5
Parking	Additional Parking, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated, Oversized, Quad or More Attached
# of Garages	5

Interior

Interior Features	No Smoking Home, Bar, Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sauna, Smart Home, Tankless Hot Water, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Central Air Conditioner, Built-In Oven, Gas Cooktop, Instant Hot Water, Range Hood, Tankless Water Heater, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas, Boiler, In Floor, Zoned
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Dining Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Awning(s), BBQ gas line, Fire Pit, Private Entrance
Lot Description	Fruit Trees/Shrub(s), Gentle Sloping, Low Maintenance Landscape, Secluded, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	77
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX West Real Estate
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