

# \$1,500,000 - 44092 Township Road 274, Rural Rocky View County

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MLS® #A2228696

**\$1,500,000**

4 Bedroom, 3.00 Bathroom, 3,460 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

PARTIAL OWNERSHIP OF AN INCREDIBLE PROPERTY! Purchaser will share a title with the owner. This is not a civil enforcement sale or foreclosure. Included in the ownership arrangement is the exclusive use of the residence at 44092 Twp Rd 274, barn, and roughly 20+/- of the surrounding acres. (The entire property with additional residence at 44080 Twp Rd 274 and surrounding 10+/- acres may be purchased for \$2,495,000) Discover this one-of-a-kind property just 15 minutes north of Cochrane, nestled on 20 +/--scenic acres with breathtaking panoramic mountain views. The home boasts over 4,400 sq. ft. of developed space, blending country, cabin, and modern aesthetics. The soaring A-frame windows perfectly capture the scenic views of the property and the majestic mountains beyond. Inside, you'll find a mix of wood and stone textures, creating a warm and inviting atmosphere. The home features soaring ceilings, multiple living spaces, and thoughtful design details that highlight its unique character. Whether you're relaxing by the stone fireplace, enjoying the expansive entertainment room, or unwinding in one of the four bedrooms, this home provides a perfect blend of comfort and style. This property is perfect for those seeking a peaceful retreat with modern conveniences. Whether you're looking to raise animals, entertain guests, or simply enjoy the tranquility of nature, this



estate offers endless possibilities. Property was previously used as an Air BNB with great success!

Built in 1987

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2228696                         |
| Price          | \$1,500,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 3,460                            |
| Acres          | 20.00                            |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 44092 Township Road 274 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2X8                 |

### **Amenities**

|                |                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                                                                        |
| Parking        | Additional Parking, Block Driveway, Covered, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized, Secured, Triple Garage Attached |
| # of Garages   | 3                                                                                                                                                                                                         |

### **Interior**

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)                                                                                                                  |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings |
| Heating         | In Floor, Forced Air                                                                                                                                                                |
| Cooling         | Central Air                                                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                                                                   |
| Fireplaces      | Gas, Living Room, Mantle, See Remarks, Stone                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                                                                 |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                            |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Fire Pit, Storage             |
| Lot Description   | Brush, Treed, Views, Square Shaped Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Cement Fiber Board, Wood Frame         |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 6              |
| Zoning         | A-SML          |

## Listing Details

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

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