

\$2,499,900 - 40091 Big Hill Road, Rural Rocky View County

MLS® #A2244850

\$2,499,900

3 Bedroom, 2.00 Bathroom, 1,951 sqft
Residential on 19.45 Acres

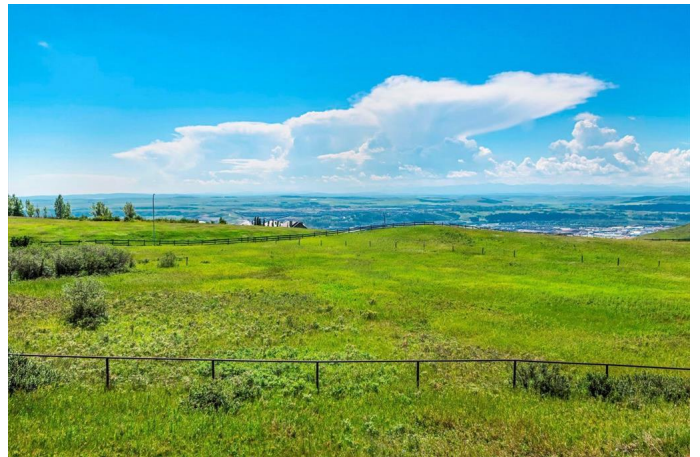
NONE, Rural Rocky View County, Alberta

From the country road just five minutes from Cochrane, this A-frame cedar chalet appears as a charming retreat tucked among the trees.

Step back to discover the extraordinary truth - 20 sweeping acres unfold before you, revealing some of the most coveted panoramic views in the region, stretching east to west toward the Rocky Mountains. All this and yet you are just a 5 minute drive to Cochrane, 15 minutes to Calgary and you can be at the Calgary airport in less than half an hour!

Step inside and your eyes are instantly drawn to the great room's dramatic wall of windows framing ever-changing vistas - morning fog drifting along the river valley, chinook arches sweeping winter skies, and storm clouds rolling across the landscape in nature's constant theatre. Warm cedar walls and ceilings create an intimate atmosphere, while natural slate flooring grounds you in earthy elegance. Vintage skis and snowshoes adorning the walls speak to outdoor living - evenings by the fire after days spent exploring the outdoors.

The distinctive spiral staircase connects three thoughtfully designed levels. The main floor offers rustic charm with knotty pine kitchen cabinetry, hardwood floors, and a wonderful bunkhouse-style bedroom that sparks childhood memories. Upstairs, two bedrooms



include a versatile space perfect for an office, while the primary suite features a private balcony retreat for morning coffee while soaking in those remarkable views. The walkout basement provides flexible space with practical tiled floors and even includes a surprise climbing wall for adventure-seekers.

Beyond the home, an older barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living.

This remarkable 20-acre canvas invites multiple visions. Embrace the existing rustic charm as your private sanctuary. Create your custom dream estate with unlimited space for expansion. Or recognize the strategic potential as development continues transforming this prime Cochrane corridor. The owner has recently been advised by Rocky View that this property qualifies to apply for a re-designation to R-CRD, which allows for subdivision to 1.98 acre parcels.

Whether seeking authentic country living, multi-generational possibilities, or future investment opportunity, this rare offering provides the foundation for dreams both immediate and long-term. In a market where exceptional acreage properties are increasingly scarce, this home stands alone - where breathtaking views, thoughtful design, and limitless potential converge on one of Alberta's most desirable landscapes.

Built in 1971

Essential Information

MLS® #	A2244850
Price	\$2,499,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,951
Acres	19.45
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	40091 Big Hill Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W4

Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	See Remarks, Views

Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	95
Zoning	R-RUR

Listing Details

Listing Office	Real Broker
----------------	-------------

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