

\$1,499,000 - 262037 Range Road 43, Rural Rocky View County

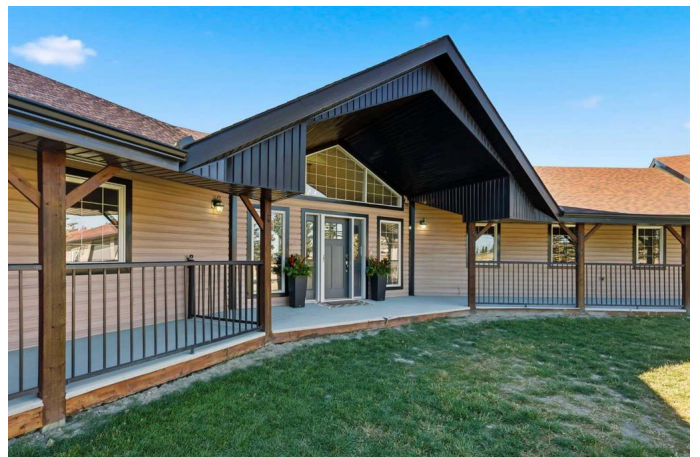
MLS® #A2267963

\$1,499,000

5 Bedroom, 5.00 Bathroom, 2,972 sqft
Residential on 4.41 Acres

NONE, Rural Rocky View County, Alberta

This stunning 4.41-acre property presents an exceptional opportunity to own a picturesque parcel of land with sweeping mountain views and a beautifully designed walkout bungalow. Nestled at the end of a serene, tree-lined drive, the home exudes timeless country charm with its sprawling layout, expansive wrap-around deck, and triple car garage — perfectly combining peaceful rural living with the convenience of being just minutes from Cochrane. Step inside the large front foyer, where vaulted ceilings immediately impress. The living room is a showpiece, centered around a dramatic floor-to-ceiling stone fireplace, with windows perfectly framing the breathtaking Rocky Mountain views. The spacious dining room is ideal for entertaining family and friends, offering ample space for large gatherings while enjoying the open-concept flow and natural light throughout. The chef-inspired kitchen is a standout, featuring a Wolf gas stove, Sub-Zero fridge, dual dishwashers, custom range hood, pot filler, and expansive granite countertops — perfect for both cooking and entertaining. A convenient office just off the kitchen provides a quiet workspace or flexible area. The primary suite is a tranquil retreat with spacious walk-in closets complete with organizers and private access to the west-facing deck. The ensuite bathroom is luxurious and spa-like, with double sinks,



granite countertops, a large soaker tub, and a favorite feature of the current owners – an incredible steam shower. Two additional bedrooms and a full bathroom complete this wing of the home. The mudroom is highly functional, offering a half bath, laundry room with sink, and plenty of cabinetry and storage space. The attached triple garage is set up for both workshop and parking needs and is roughed in for in-floor heating and a future sink. Downstairs, the walkout basement continues to impress with a gas fireplace that anchors the space and creates a welcoming atmosphere. The expansive recreation area offers endless options – from a home gym to games or family entertaining space – all finished with durable slate flooring. The family room is perfect for movie nights or cozy evenings in. Two additional bedrooms and a full bathroom complete the lower level. Step outside to the covered patio with beautifully finished exposed aggregate concrete off the lower walkout – a generous outdoor space with room for a hot tub, sauna, or your dream outdoor living setup, all while enjoying awe-inspiring views! This home has seen thoughtful upgrades, including a new roof (2022), full replacement of poly-B plumbing, a water filtration system, a new electrical panel, a new concrete garage floor with rough-in for in-floor heating, a utility sink and a new concrete driveway apron. This exceptional property, complete with a barn, room for animals, and stunning mountain vistas, balances timeless country allure with comfort, functionality, and the perfect setting for family life. Schedule your private tour today!

Built in 1997

Essential Information

MLS® #	A2267963
Price	\$1,499,000

Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,972
Acres	4.41
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	262037 Range Road 43
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J8

Amenities

Parking	Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Water Purifier
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Storage, Fire Pit
Lot Description	Back Yard, Many Trees, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	November 5th, 2025
Zoning	R-RUR

Listing Details

Listing Office	CIR Realty
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