

# \$1,999,999 - 262150 Horse Creek Road, Rural Rocky View County

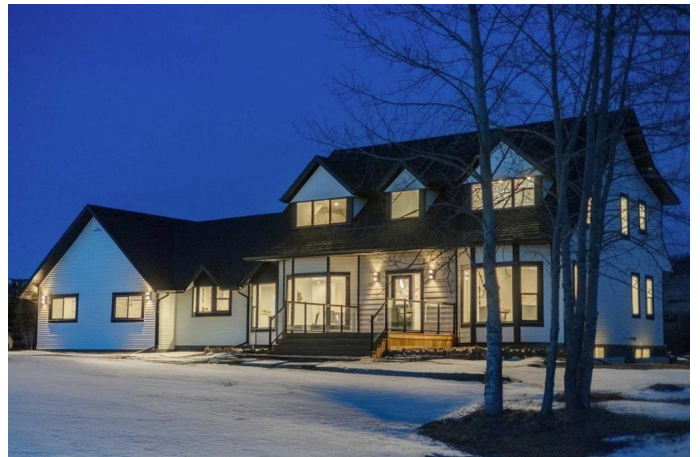
MLS® #A2203316

**\$1,999,999**

6 Bedroom, 5.00 Bathroom, 2,929 sqft  
Residential on 19.87 Acres

NONE, Rural Rocky View County, Alberta

Located just five minutes from Cochrane's town center, this exquisite 6 bedroom 4 and a half bathroom 19+ acre property offers the perfect balance of serene acreage living with urban convenience. Thoughtfully reimaged from the ground up, the home welcomes you into a warm yet sophisticated space, where natural light and breathtaking views create an ambiance of comfort and luxury. The heart of the home is an expansive kitchen, featuring a grand island that invites both culinary creativity and intimate gatherings, seamlessly flowing into a refined dining area ideal for hosting special occasions. A separate living space offers a peaceful retreat, complete with an elegant fireplace, while just beyond, a private patio beckons you to embrace the beauty of the land. A well-appointed guest room is tucked away for visitors, offering privacy and comfort. The triple attached garage with 3 doors, finished with epoxy flooring, provides ample space for vehicles and an opportunity create dedicated workshop area, while the adjacent mudroom features direct backyard access, a fur baby wash station, and ample storage for seasonal gear. A serene office/den on the main floor offers a picturesque space to work, read, or enjoy music with views of the mountains. The upper level unveils a primary retreat designed for tranquility, offering space for a king-sized bed, a private sitting area, and a spa-like ensuite with a sleek black



freestanding tub, a glass-enclosed shower, double vanities, a private water closet, and a walk-in closet. Two additional generous bedrooms, a stylish 4-piece bath, and a convenient laundry room complete this level. The fully finished lower level is designed for entertainment and relaxation, featuring an expansive recreation area, built-in bar, spa-inspired sauna, and a luxurious 4-piece bath, alongside two large bedrooms. Taken down to the studs and meticulously rebuilt, this home features beautifully selected finishes and modern updates, including epoxy-coated concrete floors in the garage, a new water system, and natural gas lines. An opportunity to subdivide and positioned just minutes from Cochrane's amenities yet surrounded by nature, this remarkable property is a rare opportunity to enjoy refined country living with every modern comfort.

Built in 1981

### **Essential Information**

MLS® #	A2203316
Price	\$1,999,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,929
Acres	19.87
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	262150 Horse Creek Road
Subdivision	NONE

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A4

### **Amenities**

Parking	Triple Garage Attached, Driveway
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Sauna
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	36
Zoning	R-RUR

### **Listing Details**

Listing Office	eXp Realty
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