

\$1,795,000 - 41211 Township Road 250 Township, Rural Rocky View County

MLS® #A2199654

\$1,795,000

4 Bedroom, 4.00 Bathroom, 2,454 sqft
Residential on 2.84 Acres

NONE, Rural Rocky View County, Alberta

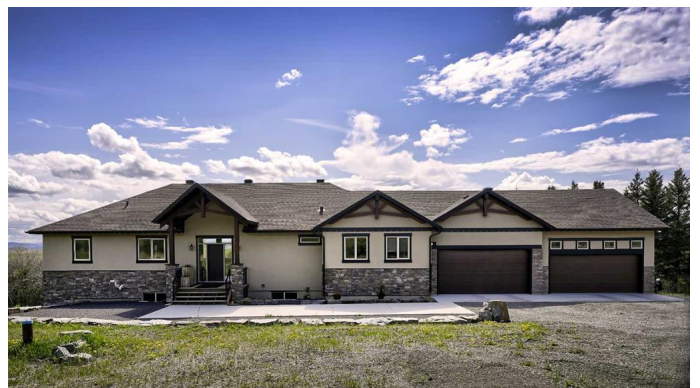
Unobstructed mountain views, refined design, and exceptional craftsmanship—this stunning walkout bungalow offers it all.

Perched on 2.84 acres (plus road allowance for approximately 3.5 acres total), this property captures the beauty of the Rockies from nearly every room. The naturally contoured landscape features mature trees, native grasses, and tranquil ponds that attract abundant wildlife—all visible from your expansive decks or through floor-to-ceiling windows.

Inside, a wall of glass in the living room frames breathtaking mountain vistas, extending seamlessly into the kitchen and primary suite. The chef's kitchen combines style and function with a Capital high-output gas range, quartz countertops, a built-in combi steam oven, and a dual-access butler's pantry for effortless grocery unloading. A wine nook adds an elegant touch for entertaining.

The primary suite is a peaceful retreat featuring mountain views, an oversized soaker tub, steam shower, and a custom walk-through closet connecting directly to the laundry room.

Working from home is easy in the dedicated office with built-in desks and cabinetry. A thoughtfully designed mudroom off the garage



includes locker-style storage and outdoor access—perfect for pets and active living.

Car lovers will appreciate the oversized four-car garage with attic storage and in-floor heating.

The fully finished walkout level mirrors the quality of the main floor, offering a family room, media room with projector and Dolby Atmos surround sound, and three bedrooms—two with south-facing views.

Premium mechanicals include a high-efficiency furnace with A/C, lifetime stainless-steel water heater, and in-floor heat for both lower level and garage.

Outdoor living shines with a screened-in patio and three decks capturing every angle of the mountain backdrop.

Located just 5 minutes to Cochrane, 10 minutes to Calgary, and 45 minutes to Nakiska, with no gravel roads. Triple-pane windows and double drywall provide excellent soundproofing and comfort.

A rare opportunity to own a private, peaceful retreat combining modern luxury, thoughtful design, and truly unforgettable views.

Built in 2018

Essential Information

MLS® #	A2199654
Price	\$1,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,454

Acres	2.84
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	41211 Township Road 250 Township
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2P8

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Additional Parking, Driveway, Quad or More Attached
# of Garages	4

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Gray Water System, Private Yard
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Lot Description	Irregular Lot, Many Trees, No Neighbours Behind, Native Plants, Private, Seasonal Water, Treed
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	242
Zoning	R-CRD

Listing Details

Listing Office	Sotheby's International Realty Canada
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