

# **\$2,350,000 - 52138 Township Road 263, Rural Rocky View County**

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MLS® #A2182656

**\$2,350,000**

4 Bedroom, 3.00 Bathroom, 2,785 sqft  
Residential on 17.00 Acres

NONE, Rural Rocky View County, Alberta

Go West- closer to the mountains and bring your horses. 10 km west of Cochrane sits this 17 acre Horse Heaven complete with, indoor arena, and totally renovated 2784 sq ft home. This stunning property is meticulously maintained inside and out, offering a blend of elegance and functionality. Adjacent to the entry is a large office featuring oversized windows and French doors, perfect for a home business. The home boasts large windows with breathtaking views, quartz countertops, new vinyl plank flooring, offering casual country living at its best. The recently renovated kitchen is bright and airy, outfitted with high-end appliances, ideal for entertaining. Kids need plenty of outdoors so why not enjoy watching the endless hockey game on the outdoor rink down by the creek from your huge maintenance free deck off the out the kitchen/living room patio doors. After the game enjoy a frothy hot chocolate, around the featured rock gas fire place to thaw out your toes . Need some escape? The Master retreat provides deck access, stunning scenery, 5-piece ensuite, steam shower and a massive walk-in closet featuring quartz-topped storage island. The rear entry includes a large mudroom and laundry area with a pantry. Upstairs, you'll find a home gym, a refrigerated wine room, and a second office with stunning mountain views, which could also function as an additional family room. The walk-out level



offers a vast recreation room, a family/TV are 3 huge bedrooms, a 5-piece bath, bar and a concrete patio nestled amongst a tree-lined yard. The triple attached garage features in-floor heat, large windows, workbench and ample storage for all your toys and projects. If you love gardening & birds, you will be delighted by the fenced SW garden with raised planters. Your 4-legged friends will be pampered this winter in the upscale 6 box stall 2 tie stall barn complete with in-floor heating, wash bay, tack room, bathroom, feed room and covered hay storage area with a concrete floor. The barn's upper mezzanine provides ample storage, and office space. The centerpiece of this property is the 60' x 120' bright insulated, indoor arena, with new sand footing. There is also Solar panels on the arena's south-facing roof supplementing power to the entire property. Adjacent to the house, youâ€™ll find a 60â€™ x 40â€™ shop built in 2024 with an automatic garage door and an outdoor covered storage area or hay shed, ideal for storing equipment and working on projects. The northwest corner of the property features a thriving tree farm with over 1,000 spruce and pine trees, nearing maturity and ready for sale. The Beaupre Creek meanders through the NE corner, creating a natural playground for children and abundant wildlife. On the west side, there are four large paddocks, each with an internal smaller corral, access to water, and shelters. Plus invisible dog fencing to keep pets safe. Go West to enjoy blue skies, mountain views, a turnkey equestrian setup, a high-quality home, and an unbeatable location.

Built in 1999

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2182656    |
| Price  | \$2,350,000 |

|                |   |
|----------------|---|
| Bedrooms       | 4   |
| Bathrooms      | 3.00                                      |
| Full Baths     | 2   |
| Half Baths     | 1   |
| Square Footage | 2,785                                     |
| Acres          | 17.00                                     |
| Year Built     | 1999                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52138 Township Road 263 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 1B1                 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected                                   |
| Parking Spaces | 3  |
| Parking        | Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Driveway |
| # of Garages   | 3  |
| Waterfront     | Creek  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Quartz Counters                      |
| Appliances        | Dishwasher, Refrigerator, Gas Stove, Wine Refrigerator |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas              |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                                       |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Views, Creek/River/Stream/Pond |
| Roof              | Metal   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 139                 |
| Zoning         | A-Gen               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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