

# **\$1,949,000 - 262150 Horse Creek Road, Rural Rocky View County**

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MLS® #A2233607

**\$1,949,000**

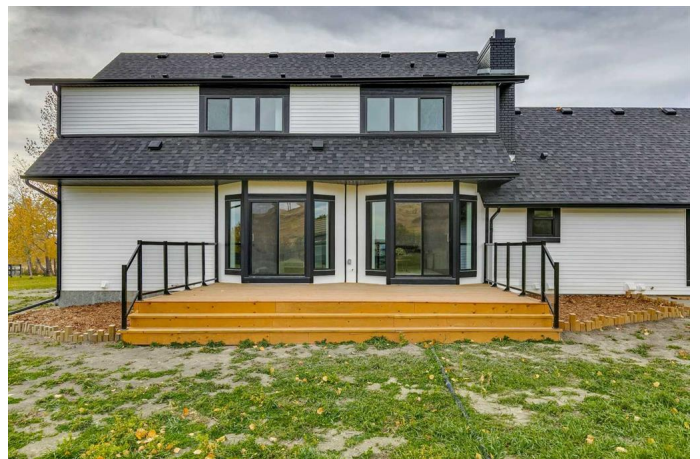
6 Bedroom, 5.00 Bathroom, 2,929 sqft  
Residential on 19.87 Acres

NONE, Rural Rocky View County, Alberta

Subdivision is being applied for in the form of a total of three four acre parcels (M/L) including the existing home. The seller is willing to sell the current property as is or the the existing home with the condition of the subdivision being approved. This is a remarkable renovated executive home currently on 19.87 acres that has been stripped to the studs. Almost everything is new including interior drywall, exterior sheeting, siding, shingles, windows, exterior and interior doors, garage concrete floor, exterior lighting, decks, railings plus a complete new water system and natural gas lines. The western mountain view is incredible!! Six bedrooms with large primary bedroom featuring a large walk in closet and luxury ensuite, dream kitchen with huge center island, main floor den, games room, sauna, two fireplaces, glass railings, four bathrooms plus a wash station for the fur babies. Three car garage (3 doors) with epoxy finished floors. The list goes on and on. The property is located mere seconds north of Cochrane city limits and the new 130 acre sports park. Excellent sub division potential for 3 additional lots. According to Rocky View County up to 8 horses are allowed on this property. The is nothing left to do but move in!!

Built in 1981

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2233607                         |
| Price          | \$1,949,000                      |
| 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 Spaces | 10                                         |
| Parking        | Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                          |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar                                                                            |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks |
| Heating           | Fan Coil, Forced Air                                                                          |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other, Kennel            |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 58              |
| Zoning         | R-RUR           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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