

# \$1,949,000 - 41031 Camden Lane, Rural Rocky View County

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MLS® #A2265604

**\$1,949,000**

4 Bedroom, 3.00 Bathroom, 3,452 sqft  
Residential on 15.87 Acres

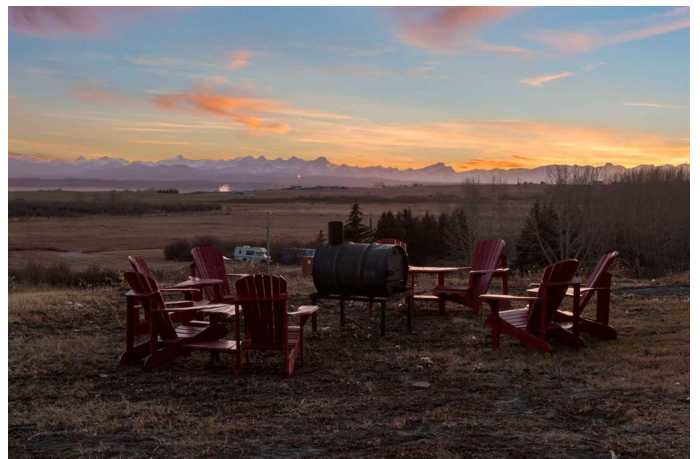
NONE, Rural Rocky View County, Alberta

A lifestyle most only dream of! Historic Rocky Mountain views - just 8 minutes to Cochrane! Gorgeous custom-designed two-storey home featuring 4 bedrooms and 3.5 baths, with over 4900 sqft of developed living, AND 1,200 sq.ft. of wraparound decking on two levels.

The main floor offers a smart, functional layout with three spacious bedrooms, including a massive primary retreat complete with a huge walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom with convenient main-floor laundry.

Upstairs, the panoramic mountain views steal the show. The open-concept living space features 20-ft beamed ceilings, a cozy fireplace with built-in bench seating, and direct access to the south-facing deck. The chef-inspired kitchen showcases a full-size Sub-Zero fridge and freezer, granite island with seating, pot-filler over a Wolf six-burner gas range, walk-in pantry, and thoughtful design for everyday family life or large gatherings. The dining area, surrounded by three walls of windows, opens through French doors to another expansive deck – perfect for entertaining or soaking up the scenery.

The walkout lower level expands your living options with a spacious one-bedroom suite



(approx. 1,450 sq.ft.) featuring an open kitchen, dining, and living area, plus a media room/office, 3-piece bath, and laundry. A private entry makes it ideal for extended family, a caregiver, and successful short/long-term rental income. An interior locking door provides flexibility and security. Lots of options here.

The oversized two-storey heated garage with attached carport ensures ample parking and storage.

Outdoors, this fully fenced property includes manual entry gates, a quonset, and a charming barn with box and standing stalls, tack room, and loft (no power). Multiple paddocks, pastures with auto-waterers, two horse shelters, and a fenced dog run complete the setup.

Enjoy peaceful rural living just minutes from Cochrane with school bus service, shopping, and entertainment nearby. A short drive takes you to the Rockies and Alberta's best outdoor playground.

Book your private viewing today this property truly needs to be experienced in person.

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265604    |
| Price          | \$1,949,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,452       |
| Acres          | 15.87       |
| Year Built     | 2009        |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 41031 Camden Lane       |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C1A1                  |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Propane, Sewer Connected, Water Connected |
| Parking Spaces | 10                                                                                                       |
| Parking        | Double Garage Attached, Driveway, Converted Garage, Garage Faces Side, Gravel Driveway                   |
| # of Garages   | 2                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, French Door |
| Appliances        | Built-In Freezer, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Water Softener                                                                                                                                |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Bedroom, Gas Log, Great Room, Masonry                                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Covered Courtyard, Dog Run, Kennel                                                      |
| Lot Description   | Front Yard, Lawn, No Neighbours Behind, Private, Dog Run Fenced In, Gentle Sloping, Many Trees, Pasture, Wooded, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Cedar, Vinyl Siding                                                                                                          |
| Foundation        | Poured Concrete                                                                                                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | A-SML              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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