

# \$1,998,000 - 41211 Township Road 250 Township, Rural Rocky View County

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MLS® #A2199654

**\$1,998,000**

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

NONE, Rural Rocky View County, Alberta

This stunning, smartly designed walkout bungalow maximizes breathtaking views of the rocky mountains. Nestled on 2.84 acres (plus accessible road allowance bringing it to approximately 3.5 acres), the triangular lot features a naturally contoured landscape of trees, grasses, and ponds that attract abundant wildlife, all visible from your expansive rear decks or through the large windows.

From the moment you step inside the mountains take center stage, framed beautifully by a grand expanse of living room windows. The same awe-inspiring view extends to the kitchen and master suite.

The kitchen is both practical and stylish, complemented by an oversized butler's™ pantry with dual access, making it easy to unload groceries from the garage. Culinarians will appreciate the high output gas burners on the Capital range, expansive quartz countertops and built in combi steam oven for sous vide recipes or commercial style bread baking. And after preparing a delicious banquet be sure to serve a selection from the conveniently located wine nook just off the kitchen.

The master suite is a true retreat, featuring mountain views and a fully appointed ensuite



with oversized soaker tub and large walk in shower with steam. A unique walk-through closet with custom built in cabinetry provides direct access to the spacious laundry room. The dedicated home office is perfect for remote work, complete with large windows, built-in desks and cabinetry.

A smartly designed mudroom off the garage provides outdoor access—ideal for you and your dog—and includes an extensive wall of locker-style cabinets for effortless storage. The oversized four-car garage easily accommodates trucks, and a pull-down staircase leads to a large attic storage area.

The lower-level walkout is designed for relaxation and entertainment with the same high-end quality of finishings as the upper-level, featuring a family room, a media room with a projector, screen, and Dolby Atmos surround sound, plus three bedrooms—two with stunning south-facing mountain and yard views. Even the mechanical room is impressive, boasting cutting-edge technology including a high efficiency forced air furnace with central air, a new high capacity lifetime stainless steel water heater and of course in-floor heating for both the lower level and the garage (with backup unit heater).

Outdoor living is effortless with a screened-in patio and three separate decks spanning the home's southern exposure. The location is unbeatable—just 5 minutes to Cochrane, 10 minutes to Calgary and just 45 to Nakiska. With no gravel roads to worry about you have easy access to Highway 22, the Trans-Canada Highway and Township Road 250.

—A well-designed, comfortable home in a prime location with unbeatable mountain views—this is a rare opportunity you

won't want to miss.

Built in 2018

### Essential Information

MLS® #	A2199654
Price	\$1,998,000
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	Bungalow, Acreage with Residence
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	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Bar, Bookcases, Natural Woodwork, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Tankless Water Heater, Window Coverings,

Convection Oven, Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Humidifier, Washer

Heating Forced Air, Natural Gas, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Family Room, Great Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### **Exterior**

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

### **Additional Information**

Date Listed March 7th, 2025  
Days on Market 35  
Zoning R-CRD

### **Listing Details**

Listing Office Sotheby's International Realty Canada

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