\$2,400,000 - 275114 Lochend Road, Rural Rocky View County

MLS® #A2188403

\$2,400,000

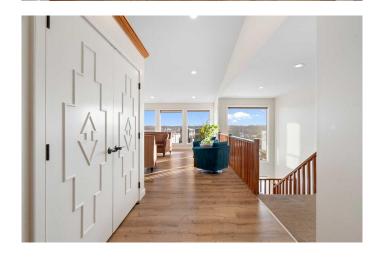
7 Bedroom, 5.00 Bathroom, 4,497 sqft Residential on 106.70 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this stunning walkout bungalow with over 4496 sq ft of living space and breathtaking mountain views. Nestled on 106 acres just north of Calgary, this property offers a serene escape. Experience the beauty of the rolling land, picturesque ponds, and lush greenhouse, all surrounded by abundant wildlife. As you step inside, you'll be welcomed by a meticulously crafted home boasting solid core doors, high-end kitchen appliances including a 36" Viking gas range with grill, stunning leathered granite counters, immaculate Cherry cabinets, tile floors, beautiful backsplash, and plenty of built-ins throughout the home. The main living area boasts soaring vaulted ceilings, floods of natural light through expansive windows, a cozy gas fireplace, and access to the deck for outdoor relaxation. The main floor is home to 4 spacious bedrooms, including a lavish primary suite offering sweeping views of the property, a deluxe 5-piece ensuite, and a roomy walk-in closet. A convenient laundry room with a sink and ample counter space adds to this level. Entertain with ease in the bright walk-out to grade lower level, complete with 3 additional bedrooms, a generous recreation area with a pool table and hot tub. Soak up the sun from the south-facing walkout. Plus, an oversized attached garage adds practicality and convenience. Updates abound with in-floor heating, new appliances (2020), resurfaced







back deck, and a new roof (including barn) with updated soffit and fascia. Boasting a total of 7 bedrooms and 5 bathrooms, it presents an excellent opportunity for short-stay accommodations, making it an ideal retreat for guests seeking a memorable getaway. With its exceptional features and unbeatable location, this home is a must see. Don't miss out on this rare opportunity!

Built in 1993

Essential Information

MLS® # A2188403 Price \$2,400,000

Bedrooms 7

Bathrooms 5.00

Full Baths 3 Half Baths 2

Square Footage 4,497

Acres 106.70 Year Built 1993

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 275114 Lochend Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4C 1A2

Amenities

Parking Spaces 8

Parking Double Garage Attached, Double Garage Detached

of Garages 4

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Double Vanity, Kitchen Island, See Remarks, Steam Room, Vaulted

Ceiling(s), Wet Bar, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Other,

Refrigerator, Washer, Water Conditioner, Washer/Dryer, Window

Coverings

Heating In Floor, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Gas, Living Room, Recreation Room, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard

Lot Description On Golf Course, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 17th, 2025

Days on Market 200

Zoning A-GEN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.