

\$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

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|----------------|--------------------|
| Date Listed | January 17th, 2025 |
| Days on Market | 200 |
| Zoning | A-GEN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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