\$5,500,000 - 40243 Big Hill Road, Rural Rocky View County

MLS® #A2213658

\$5,500,000

3 Bedroom, 4.00 Bathroom, 2,473 sqft Residential on 11.76 Acres

NONE, Rural Rocky View County, Alberta

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.







Built in 2023

Essential Information

MLS® # A2213658 Price \$5,500,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,473
Acres 11.76
Year Built 2023

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 40243 Big Hill Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4X1Z6

Amenities

Parking Spaces 5

Parking Additional Parking, In Garage Electric Vehicle Charging Station(s),

Heated Garage, Insulated, Oversized, Quad or More Attached

of Garages 5

Interior

Interior Features No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wet Bar,

Bar, Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Sauna, Smart Home, Tankless Hot

Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Refrigerator, Built-In Oven, Gas

Cooktop, Instant Hot Water, Range Hood, Tankless Water Heater,

Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas, Boiler, In Floor, Zoned

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Dining Room, Gas, Mantle, Stone

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Awning(s), BBQ gas line, Fire Pit, Private Entrance

Lot Description Low Maintenance Landscape, Secluded, Fruit Trees/Shrub(s), Gentle

Sloping, Views

Roof Asphalt Shingle

Construction Brick, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 23rd, 2025

Days on Market 100

Zoning R-RUR

Listing Details

Listing Office RE/MAX West Real Estate

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