$3,399,000 - 40090 Retreat Road, Rural Rocky View County

MLS® #A2224808

$3,399,000
8 Bedroom, 10.00 Bathroom, 5,942 sqft
Residential on 9.17 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 40090 Retreat Road in Cochrane, a custom high-end built home located on 9.17 acres on Retreat Road. This West facing property has a stunning view of the Rocky Mountains, which can be seen all year round. This luxury homes contains 7 bedrooms, and 10 bathroom total. The top level has 3 junior suites which are each equipped with their own ensuite and balcony, and a primary suite which has vaulted ceilings, a luxurious ensuite bathroom, walk-in closet, and fireplace. The lower level contains 1 master suite, a junior suite, and a nanny suite. The spacious kitchen is perfect for entertaining guests, with custom features such as: site-built wood cabinets with cooper inlayed panels, granite counter tops, large multi-leveled island, a spacious pantry, and a Butlerâ€™s Kitchen furnished with stainless steel appliances. A formal dining area makes for the perfect space to host dinners, along with its own prep area to help. Other notable features in the home include: 5 gas fireplaces, 1 wood burning fireplace, a mudroom, main floor laundry with a walk-in linen closet, 2 offices, and a library with a seating area. Working from home is made comfortable with a meeting room on the main floor that has direct access from the veranda, this is great for facilitating private client meetings. This private office is fitted with a built in desk and built in cabinetry, also with its own remote entrance. As we move down to

the lower level, you will see an entertainment/theatre room, an exercise room, steam room, great room, games/pool room, a sizeable wet bar, a second oversized laundry room with a walk-in linen closet, 2 mechanical rooms with 5 high efficiency furnaces, a sunroom, and an enclosed patio with wood fireplace (with an exhaust fan for the BBQ), hot tub provided within the enclosed space. This estate can be subdivided into 2 acreages, with R2 zoning for a second home. Extensive landscaping has been done on the property, which includes 2 wildlife ponds, a private gate, an asphalt driveway, room for an RV and other vehicles, a second detached garage that can hold up to 6 vehicles, and an attached garage with 10â€™â€™ high doors that can hold up to 4 vehicles.

Built in 2005

Essential Information

MLS® #	A2224808
Price	$3,399,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	5,942
Acres	9.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	40090 Retreat Road
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

Amenities

Parking	Quad or More Attached, Quad or More Detached
# of Garages	10

Interior

Interior Features	Central Vacuum, Granite Counters, Bar, Bookcases, Crown Molding, Double Vanity
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Oven-Built-In, Built-In Oven, Microwave, Water Purifier, Wine Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency, In Floor, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Family Room, Wood Burning, Basement, Bedroom, Gas, Library, Master Bedroom, See Remarks, Sun Room
Has Basement	Yes
Basement	Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Rain Gutters, Courtyard, Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	18
Zoning	R2

Listing Details

Listing Office	Century 21 Bravo Realty

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