\$3,199,000 - 40090 Retreat Road, Rural Rocky View County

MLS® #A2224808

\$3,199,000

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 Butler'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 10'' high doors that can hold up to 4 vehicles.

Built in 2005

Essential Information

MLS® # A2224808 Price \$3,199,000

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 Acreage with Residence, 2 Storey

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 Bar, Bookcases, Crown Molding, Central Vacuum, Double Vanity,

Granite Counters

Appliances Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Gas

Range, Oven-Built-In, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Water

Purifier, Wine Refrigerator, Water Softener

Heating Forced Air, Fireplace(s), High Efficiency, In Floor, Natural Gas, Wood

Cooling None

Fireplace Yes

of Fireplaces 6

Fireplaces Basement, Bedroom, Family Room, Gas, Library, Master Bedroom, See

Remarks, Sun Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Walk-Out

Exterior

Exterior Features Courtyard, Private Entrance, Rain Gutters

Lot Description Landscaped

Roof Asphalt Shingle

Construction Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 26th, 2025

Days on Market 158
Zoning R2

Listing Details

Listing Office Century 21 Bravo Realty

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