

# \$1,350,000 - 41205 Old Buffalo Trail, Rural Rocky View County

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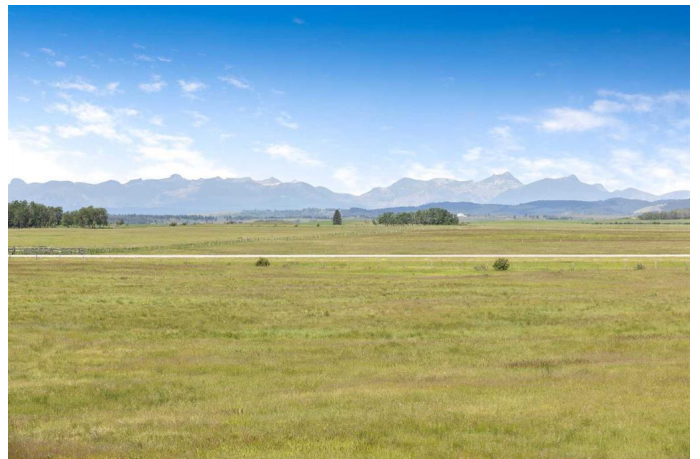
MLS® #A2235011

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,397 sqft  
Residential on 36.20 Acres

NONE, Rural Rocky View County, Alberta

Stunning Mountain View... that's all yours! Welcome to 41205 Old Buffalo Trail Just 10 minutes north of Cochrane on Highway 22/Cowboy Trail featuring a 2397 sq. ft. 4 bedroom, 3 bathroom, 2 story on 36.2 acres that offers so much potential. Starting with the home... Stucco and Brick exterior, surrounded by flower beds, inviting front entrance that welcomes you into a large foyer showcasing oak staircase, vaulted ceilings, and oversized windows to take in the surrounding views, with guest bedroom tucked off to the side. Formal living room /dining room open concept that flows into a spacious west facing kitchen with timeless oak cabinets, island, jennair gas cook top, built-in microwave, kitchen eating area with access to west facing deck to enjoy the stunning views, and family room with wood stove and built-in book shelves. The back entrance from the double attached garage shares a laundry mudroom combo with a stand alone shower, and a 2 piece bath. The upper level presents your primary bedroom with your own private balcony, walk-in closet, large 4 piece en-suite with soaker jetted tub, and stand alone shower. Two more bedrooms and a 4 piece bath complete this floor. The basement is unfinished with a walk up to the back yard. Other features of the property is a 24' x 48' shop / barn with tandem parking stall with a gravel floor and attached



workshop with power.Â The property is fenced and would make a great start up for a hobby farm.Â Make your appointment to view today.Â This one won't last!

Built in 1986

### Essential Information

MLS® #	A2235011
Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,397
Acres	36.20
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	41205 Old Buffalo Trail
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A2

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Low Maintenance Landscape, Many Trees, Private, Views, Pasture
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	21
Zoning	A-GEN

## Listing Details

Listing Office	Royal LePage Solutions
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