

# \$1,749,500 - 40114 Big Hill Road, Rural Rocky View County

MLS® #A2217150

**\$1,749,500**

3 Bedroom, 2.00 Bathroom, 1,320 sqft  
Residential on 16.26 Acres

NONE, Rural Rocky View County, Alberta

Tucked into over 16.27 ACRES OF ROLLING COUNTRYSIDE with STUNNING MOUNTAIN VIEWS, this property is located on the highest elevation of the Cochrane hill and offers 365 degree views and the kind of privacy & breathing room that's hard to come by while still keeping you just minutes from Cochrane and only 15 mins to Calgary! Whether you're looking to build your forever home, run a small business, or just escape the buzz of city life, this one hits a sweet spot for space, function, and long-term potential. The land itself is a standout. Gated access gives it a private, estate-like feel, and the driveway winds through to custom rock gardens, and professionally landscaped grounds. There's a FULLY FINISHED 30' x 60' HEATED SHOP complete with a fume hood for paint extraction, oversized garage door for a trailer or your toys, hot & cold water, a private OFFICE, two-piece bathroom, and loft ideal for trades, car collectors, hobbyists, or home-based businesses. There's also subdivision potential, with a layout that lends itself to future development down the road. A strong well and open, usable land give you even more flexibility whether you're planning gardens, pasture, or something bigger, this home offers it all and for horse enthusiasts there is a 4 sided horse shelter! You've got schools, shopping, and restaurants just a few minutes away in



Cochrane, and quick access to Hwy 1A for easy commuting. Gleneagles Golf course is 5 mins away & Glenbow Ranch Provincial Park, outdoor rinks, and parks are all nearby. The views aloneâ€”from golden fall foliage to sweeping mountain sunsetsâ€”make this location feel like a hidden gem. Inside, the home is filled with natural light and thoughtful updates including a DECRA METAL ROOF with a LIFETIME WARRANTY (see attached upgrade list). A welcoming foyer opens into a cozy living room with a warm red brick GAS FIREPLACE, a big bay window to soak in the views & wood beams that add to the overall feel of the home. The kitchen brings together timeless oak cabinetry with MODERN QUARTZ COUNTERTOPS and UPDATED LIGHTING for a balanced, functional feel. Pull-outs in the pantry and NEW STAINLESS STEEL APPLIANCES, including an INDUCTION cook top, offer everyday convenience. Off the kitchen is a dedicated dining area with room to host family & friends, a den or home office, and access to MULTIPLE DECKS, including a COVERED FRONT VERANDA and wraparound options for morning sun or evening shade. The primary bedroom features DUAL CLOSETS and easy access to the UPDATED full bath w/ a large jetted tub. Downstairs, the finished basement includes a large family room, 2 additional bedrooms, laundry, and plenty of storage. This is a property where you can spread out, settle in, and enjoy acreage living at its best. Whether you're growing a business, a garden, or a lifestyleâ€”this land offers the space and setup to make it happen. To truly appreciate the peace, privacy, and views, you need to see this one in person. Come experience it for yourself!

Built in 1972

## **Essential Information**

MLS® #	A2217150
Price	\$1,749,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	16.26
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	40114 Big Hill Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2K2

### Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Driveway, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Chandelier, Closet Organizers
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Front Yard, Garden, Landscaped, Level, See Remarks, Treed, Views, Cleared
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	1
Zoning	A-SML

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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