# \$1,575,000 - 108 Pleasant View Heights, Rural Rocky View County

MLS® #A2241416

# \$1,575,000

4 Bedroom, 4.00 Bathroom, 2,929 sqft Residential on 8.45 Acres

NONE, Rural Rocky View County, Alberta

Discover an extraordinary opportunity at 108 Pleasant View Heightsâ€"a legacy property where stunning natural beauty meets remarkable investment potential. This isn't just a home; it's a private 8.5-acre sanctuary, fenced and cross fenced with four pastures on a quiet cul-de-sac. With 180-degree mountain views and just a 6-minute drive on pavement to Cochrane, this property offers the perfect blend of serene acreage living and strategic development possibilities. The added value of this land lies in its future. It presents a rare opportunity for subdivision or other creative ventures. The upcoming extension of municipal water and sewer to the property line opens up even more possibilities (subject to Rocky View County bylaws and approvals). Whether you envision a multi-generational estate or unlocking investment potential with additional parcels, the opportunities here are vast and exciting. The family home, with nearly 3,000 square feet above grade, is a masterpiece of design. Inside, a grand spiral staircase, four generous bedrooms, and an abundance of natural light create a warm and inviting haven. The main floor features a spacious living room, a large kitchen, formal dining, a main-floor office, and laundry. You'll love the massive covered sunroom on the main level and a secondary covered sunroom upstairs. Above the attached triple garage, a huge bonus room with floor-to-ceiling windows







and a cozy fireplace provides the perfect spot to unwind while soaking in those spectacular views. Enjoy a triple garage with in-floor heat and a large paved driveway, providing ample space for vehicles and hobbies. Outside, mature trees create a private, serene oasis. This property offers the best of both worlds: the peaceful tranquility of acreage living with easy access to all that Cochrane has to offer. Commute easily to excellent schools, diverse shopping, and outstanding recreational facilities like the SLS Centre. From downtown boutiques to endless outdoor adventures, Cochrane provides an active and fulfilling lifestyle. This is more than just a house; it's a legacy property offering a unique blend of natural beauty, spacious living, and incredible investment potential.

#### Built in 1995

## **Essential Information**

MLS® # A2241416 Price \$1,575,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,929

Acres 8.45

Year Built 1995

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey Split

Status Active

# **Community Information**

Address 108 Pleasant View Heights

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4C 2B3

## **Amenities**

Parking Spaces 10

Parking Driveway, Heated Garage, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Ceiling Fan(s), Crown Molding, Stone Counters, Central Vacuum,

French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking

Home, Open Floorplan, Vaulted Ceiling(s), Wired for Sound

Appliances Dishwasher, Dryer, Electric Oven, Garburator, Gas Cooktop,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Cul-De-Sac, Lawn, Landscaped, Many Trees, Pie Shaped Lot, Private,

Treed, Views

Roof Wood

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 103

Zoning R-RUR

# **Listing Details**

Listing Office Royal LePage Benchmark

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