

**271165 Range Road 60**  
**Rural Rocky View County, Alberta**

**MLS # A2214319**



**\$3,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	161.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Gentle Sloping, Treed		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	12-27-6-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Steam Room		

**Inclusions:** all curtain rods, Bell express view dish, Table on back deck, black out curtains in primary bedroom, built in Vac and attachments

Welcome to 161 acres of paradise tucked away from any neighbors with mountain views and only 20 minutes from Cochrane. It feels like your living in a national park with the trees and views, but it could be your own private land. You are sure to be impressed with this reverse walk-out Bungalow built into the hillside with over 4600 sq ft of living space, attached oversized double garage plus shop. Incredibly well build starting with ICF foundation walls right up to the rafters. Poured concrete floors on each level with in-floor heat and concrete tile roof. The main floor features a massive wood burning rock facing fireplace that warms up the Great room with the tall barreled ceiling and enjoys the mountain views. Tucked behind the fireplace is the dining room. The kitchen features lots of cabinets and counters and a commercial gas Stove with a double oven. Breakfast nook overlooks the deck and views. Next is the Bonus room with electric fireplace and wall units making this a great TV room. From here step out onto the incredible wrap-around covered deck. On the south side enjoy the mountain views and overlook your own paradise. Trust me this is a special place to relax and enjoy nature as it unfolds before your eyes. On the north side step down onto the massive patio area to enjoy large family gatherings. Back in the house past the Great room is an office and the Master bedroom with a walk-in closet and ensuite featuring a large jetted soaker tub and tiled steam shower and double sinks. Don't miss the sitting room for reading your favorite book. The lower level features 4 large bedrooms, high ceilings, a large family room, laundry area, and large entrance with slate flooring. The oversized heated double attached garage with high ceilings makes a great hobby room or park two vehicles in the 24 x 24 ft space. Check out the 32 x 24 ft heated shop with

mezzanine and lots of storage yard space. All this and still 161 acres of land to explore. Call for your personal viewing today!