

\$2,165,000 - 41211 Township Road 250 Township, Rural Rocky View County

MLS® #A2199654

\$2,165,000

4 Bedroom, 4.00 Bathroom, 2,454 sqft
Residential on 2.84 Acres

NONE, Rural Rocky View County, Alberta

This stunning, smartly designed walkout bungalow maximizes breathtaking views of the rocky mountains. Nestled on 2.84 acres (plus accessible road allowance bringing it to approximately 3.5 acres), the triangular lot features a naturally contoured landscape of trees, grasses, and ponds that attract abundant wildlife, all visible from your expansive rear decks or through the large windows.

From the moment you step inside the mountains take center stage, framed beautifully by a grand expanse of living room windows. The same awe-inspiring view extends to the kitchen and master suite.

The kitchen is both practical and stylish, complemented by an oversized butler's™ pantry with dual access, making it easy to unload groceries from the garage. Culinarians will appreciate the high output gas burners on the Capital range, expansive quartz countertops and built in combi steam oven for sous vide recipes or commercial style bread baking. And after preparing a delicious banquet be sure to serve a selection from the conveniently located wine nook just off the kitchen.

The master suite is a true retreat, featuring mountain views and a fully appointed ensuite



with oversized soaker tub and large walk in shower with steam. A unique walk-through closet with custom built in cabinetry provides direct access to the spacious laundry room. The dedicated home office is perfect for remote work, complete with large windows, built-in desks and cabinetry.

A smartly designed mudroom off the garage provides outdoor access—ideal for you and your dog—and includes an extensive wall of locker-style cabinets for effortless storage. The oversized four-car garage easily accommodates trucks, and a pull-down staircase leads to a large attic storage area.

The lower-level walkout is designed for relaxation and entertainment with the same high-end quality of finishings as the upper-level, featuring a family room, a media room with a projector, screen, and Dolby Atmos surround sound, plus three bedrooms—two with stunning south-facing mountain and yard views. Even the mechanical room is impressive, boasting cutting-edge technology including a high efficiency forced air furnace with central air, a new high capacity lifetime stainless steel water heater and of course in-floor heating for both the lower level and the garage (with backup unit heater).

Outdoor living is effortless with a screened-in patio and three separate decks spanning the home's southern exposure. The location is unbeatable—just 5 minutes to Cochrane, 10 minutes to Calgary and just 45 to Nakiska. With no gravel roads to worry about you have easy access to Highway 22, the Trans-Canada Highway and Township Road 250.

—A well-designed, comfortable home in a prime location with unbeatable mountain views—this is a rare opportunity you

won't want to miss.

Built in 2018

Essential Information

MLS® #	A2199654
Price	\$2,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,454
Acres	2.84
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	41211 Township Road 250 Township
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2P8

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Additional Parking, Driveway, Quad or More Attached
# of Garages	4

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, ENERGY

STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Great Room
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Yard, Gray Water System
Lot Description Irregular Lot, Many Trees, Native Plants, No Neighbours Behind, Private, Seasonal Water, Treed
Roof Asphalt Shingle
Construction Manufactured Floor Joist, Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 26
Zoning R-CRD

Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.