

40090 Retreat Road
Rural Rocky View County, Alberta

MLS # A2224808



\$3,399,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 5,942 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 8 | Baths: | 9 full / 1 half |
| Garage: | Quad or More Attached, Quad or More Detached | | |
| Lot Size: | 9.17 Acres | | |
| Lot Feat: | Landscaped | | |

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| Heating: | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood | Water: | Co-operative |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters | | |

Inclusions: N/A

Welcome to 40090 Retreat Road in Cochrane, a custom high-end built home located on 9.17 acres on Retreat Road. This West facing property has a stunning view of the Rocky Mountains, which can be seen all year round. This luxury homes contains 7 bedrooms, and 10 bathroom total. The top level has 3 junior suites which are each equipped with their own ensuite and balcony, and a primary suite which has vaulted ceilings, a luxurious ensuite bathroom, walk-in closet, and fireplace. The lower level contains 1 master suite, a junior suite, and a nanny suite. The spacious kitchen is perfect for entertaining guests, with custom features such as: site-built wood cabinets with cooper inlayed panels, granite counter tops, large multi-leveled island, a spacious pantry, and a Butler's Kitchen furnished with stainless steel appliances. A formal dining area makes for the perfect space to host dinners, along with its own prep area to help. Other notable features in the home include: 5 gas fireplaces, 1 wood burning fireplace, a mudroom, main floor laundry with a walk-in linen closet, 2 offices, and a library with a seating area. Working from home is made comfortable with a meeting room on the main floor that has direct access from the veranda, this is great for facilitating private client meetings. This private office is fitted with a built in desk and built in cabinetry, also with its own remote entrance. As we move down to the lower level, you will see an entertainment/theatre room, an exercise room, steam room, great room, games/pool room, a sizeable wet bar, a second oversized laundry room with a walk-in linen closet, 2 mechanical rooms with 5 high efficiency furnaces, a sunroom, and an enclosed patio with wood fireplace (with an exhaust fan for the BBQ), hot tub provided within the enclosed space. This estate can be subdivided into 2 acreages, with R2 zoning for a second home.

Extensive landscaping has been done on the property, which includes 2 wildlife ponds, a private gate, an asphalt driveway, room for an RV and other vehicles, a second detached garage that can hold up to 6 vehicles, and an attached garage with 10' high doors that can hold up to 4 vehicles.