

# \$2,400,000 - 275114 Lochend Road, Rural Rocky View County

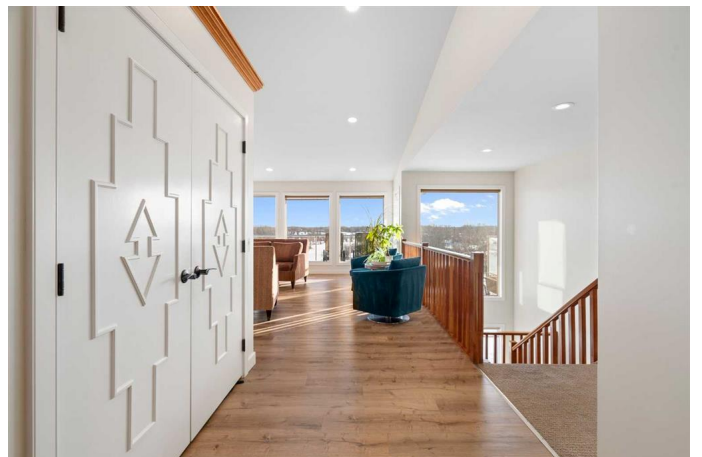
MLS® #A2188403

**\$2,400,000**

7 Bedroom, 5.00 Bathroom, 4,497 sqft  
Residential on 106.70 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this stunning walkout bungalow with over 4496 sq ft of living space and breathtaking mountain views. Nestled on 106 acres just north of Calgary, this property offers a serene escape. Experience the beauty of the rolling land, picturesque ponds, and lush greenhouse, all surrounded by abundant wildlife. As you step inside, you'll be welcomed by a meticulously crafted home boasting solid core doors, high-end kitchen appliances including a 36" Viking gas range with grill, stunning leathered granite counters, immaculate Cherry cabinets, tile floors, beautiful backsplash, and plenty of built-ins throughout the home. The main living area boasts soaring vaulted ceilings, floods of natural light through expansive windows, a cozy gas fireplace, and access to the deck for outdoor relaxation. The main floor is home to 4 spacious bedrooms, including a lavish primary suite offering sweeping views of the property, a deluxe 5-piece ensuite, and a roomy walk-in closet. A convenient laundry room with a sink and ample counter space adds to this level. Entertain with ease in the bright walk-out to grade lower level, complete with 3 additional bedrooms, a generous recreation area with a pool table and hot tub. Soak up the sun from the south-facing walkout. Plus, an oversized attached garage adds practicality and convenience. Updates abound with in-floor heating, new appliances (2020), resurfaced



back deck, and a new roof (including barn) with updated soffit and fascia. Boasting a total of 7 bedrooms and 5 bathrooms, it presents an excellent opportunity for short-stay accommodations, making it an ideal retreat for guests seeking a memorable getaway. With its exceptional features and unbeatable location, this home is a must see. Don't miss out on this rare opportunity!

Built in 1993

### **Essential Information**

MLS® #	A2188403
Price	\$2,400,000
Bedrooms	7
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,497
Acres	106.70
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	275114 Lochend Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Double Garage Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s), Breakfast Bar, Steam Room, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings, Other, Water Conditioner
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone, Living Room, Recreation Room
Has Basement	Yes
Basement	Full, Finished, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Private, On Golf Course, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 17th, 2025
Days on Market	90
Zoning	A-GEN

## Listing Details

Listing Office	Real Broker
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