



261231 Range Road 40 Cochrane Alberta

\$1,049,900

Check out the Drone video of this amazing property Turnkey Carriage House on 4 Acres with Spectacular Views - Build Your Dream Home! This move-in ready carriage house, meticulously built to Rocky View secondary suite specifications, presents an exceptional opportunity to embrace luxury living while crafting your dream home. Situated just minutes from Cochrane and 7 minutes from NW Calgary, this property offers endless possibilities for those seeking tranquility, convenience, and the freedom to create their ideal living space. This newly built carriage house is ready to move in to while you plan and build your dream home. Alternatively, utilize the space as a rental property to generate income. With 3 spacious bedrooms and 1170 sq ft of living space, this carriage house is beautifully finished to the highest standard. The open-plan kitchen, living, and dining area provide a seamless flow for everyday living and entertaining. Step out onto the large balcony to host friends and family while soaking in the breathtaking views of the surrounding landscape and do some wildlife spotting! With no size restrictions and no architectural requirements other than Rocky View specifications, the possibilities for building your dream home are limitless. Bring your own builder and let your imagination run as you design a home tailored to your lifestyle and preferences. The property includes a double garage/workshop, offering ample space for storage, hobbies, or creating a workspace tailored to your needs. Bordering the ravine, you'll enjoy wildlife sightings from the comfort of your home, adding to the peaceful ambiance of the surroundings. Enjoy the convenience of a new 270 ft well, a new septic system, as well as power and gas connections, ensuring comfort and convenience for years to come. Don't miss out on this rare opportunity to own a property with endless potential in one o...

Furnace 7.00 Ft x 7.58 Ft

Other 13.33 Ft x 7.50 Ft

2pc Bathroom 2.67 Ft x 7.17 Ft

Primary Bedroom 23.92 Ft x 10.00 Ft

Kitchen 10.67 Ft x 9.33 Ft

Bedroom 10.08 Ft x 9.67 Ft

5pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 10.17 Ft x 10.67 Ft

Living room 13.50 Ft x 12.92 Ft

Laundry room 3.58 Ft x 3.42 Ft

Other 11.92 Ft x 21.25 Ft

Dining room 10.67 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca