\$2,499,900 - 40091 Big Hill Road, Rural Rocky View County

MLS® #A2244850

\$2,499,900

3 Bedroom, 2.00 Bathroom, 1,951 sqft Residential on 19.45 Acres

NONE, Rural Rocky View County, Alberta

From the country road just five minutes from Cochrane, this A-frame cedar chalet appears as a charming retreat tucked among the trees. Step back to discover the extraordinary truth - 20 sweeping acres unfold before you, revealing some of the most coveted panoramic views in the region, stretching east to west toward the Rocky Mountains. All this and yet you are just a 5 minute drive to Cochrane, 15 minutes to Calgary and you can be at the Calgary airport in less than half an hour!

Step inside and your eyes are instantly drawn to the great room's dramatic wall of windows framing ever-changing vistas - morning fog drifting along the river valley, chinook arches sweeping winter skies, and storm clouds rolling across the landscape in nature's constant theatre. Warm cedar walls and ceilings create an intimate atmosphere, while natural slate flooring grounds you in earthy elegance. Vintage skis and snowshoes adorning the walls speak to outdoor living - evenings by the fire after days spent exploring the outdoors.

The distinctive spiral staircase connects three thoughtfully designed levels. The main floor offers rustic charm with knotty pine kitchen cabinetry, hardwood floors, and a wonderful bunkhouse-style bedroom that sparks childhood memories. Upstairs, two bedrooms







include a versatile space perfect for an office, while the primary suite features a private balcony retreat for morning coffee while soaking in those remarkable views. The walkout basement provides flexible space with practical tiled floors and even includes a surprise climbing wall for adventure-seekers.

Beyond the home, an older barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living.

This remarkable 20-acre canvas invites multiple visions. Embrace the existing rustic charm as your private sanctuary. Create your custom dream estate with unlimited space for expansion. Or recognize the strategic potential as development continues transforming this prime Cochrane corridor. The owner has recently been advised by Rocky View that this property qualifies to apply for a re-designation to R-CRD, which allows for subdivision to 1.98 acre parcels.

Whether seeking authentic country living, multi-generational possibilities, or future investment opportunity, this rare offering provides the foundation for dreams both immediate and long-term. In a market where exceptional acreage properties are increasingly scarce, this home stands alone where breathtaking views, thoughtful design, and limitless potential converge on one of Alberta's most desirable landscapes.

Built in 1971

Essential Information

MLS® # A2244850 Price \$2,499,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,951

Acres 19.45

Year Built 1971

Type Residential

Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 40091 Big Hill Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta

Postal Code T4C 2W4

Amenities

Parking Spaces 8

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Natural Woodwork, No Smoking Home,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description See Remarks, Views

Roof Cedar Shake

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 5th, 2025

Days on Market 75

Zoning R-RUR

Listing Details

Listing Office Real Broker

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