

\$3,399,000 - 40090 Retreat Road, Rural Rocky View County

MLS® #A2224808

\$3,399,000

8 Bedroom, 10.00 Bathroom, 5,942 sqft
Residential on 9.17 Acres

NONE, Rural Rocky View County, Alberta

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-levelled 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.

Built in 2005

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2224808 |
| Price | \$3,399,000 |
| Bedrooms | 8 |
| Bathrooms | 10.00 |
| Full Baths | 9 |
| Half Baths | 1 |
| Square Footage | 5,942 |
| Acres | 9.17 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 40090 Retreat Road |
| Subdivision | NONE |
| City | Rural Rocky View County |

| | |
|-------------|-------------------|
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1A2 |

Amenities

| | |
|--------------|--|
| Parking | Quad or More Attached, Quad or More Detached |
| # of Garages | 10 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters |
| Appliances | Bar Fridge, Built-In Electric Range, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Water Purifier, Water Softener, Wine Refrigerator |
| Heating | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 6 |
| Fireplaces | Basement, Bedroom, Family Room, Gas, Library, Master Bedroom, See Remarks, Sun Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Private Entrance, Rain Gutters |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 53 |
| Zoning | R2 |

Listing Details

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|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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