

# \$5,500,000 - 40243 Big Hill Road, Rural Rocky View County

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MLS® #A2213658

**\$5,500,000**

3 Bedroom, 4.00 Bathroom, 2,473 sqft  
Residential on 11.76 Acres

NONE, Rural Rocky View County, Alberta

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.

Built in 2023

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2213658                         |
| Price          | \$5,500,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,473                            |
| Acres          | 11.76                            |
| Year Built     | 2023                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 40243 Big Hill Road     |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4X1Z6                  |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                              |
| Parking        | Additional Parking, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated, Oversized, Quad or More Attached |
| # of Garages   | 5                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wet Bar, Bar, Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Sauna, Smart Home, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Built-In Oven, Gas Cooktop, Instant Hot Water, Range Hood, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                              |
| Heating           | Forced Air, Natural Gas, Boiler, In Floor, Zoned                                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                 |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 1                               |
| Fireplaces      | Dining Room, Gas, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Full                            |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Awning(s), BBQ gas line, Fire Pit, Private Entrance                |
| Lot Description   | Low Maintenance Landscape, Secluded, Fruit Trees/Shrub(s), Gentle Sloping, Views |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Brick, Stone, Stucco                                                             |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 104             |
| Zoning         | R-RUR           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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