

262150 Horse Creek Road
Rural Rocky View County, Alberta

MLS # A2233607



\$1,949,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,929 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Triple Garage Attached		
Lot Size:	19.87 Acres		
Lot Feat:	See Remarks		

Heating:	Fan Coil, Forced Air	Water:	Cistern, Well
Floors:	Ceramic Tile, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Wood	Utilities:	-
Features:	Bar, Breakfast Bar		

Inclusions: See Remarks

Subdivision is being applied for in the form of three 3.95 acre parcels (M/L) including the existing home. The seller is willing to sell the current property as is or the the existing home with the condition of the subdivision being approved. This is a remarkable renovated executive home currently on 19.87 acres that has been stripped to the studs. Almost everything is new including interior drywall, exterior sheeting, siding, shingles, windows, exterior and interior doors, garage concrete floor, exterior lighting, decks, railings plus a complete new water system and natural gas lines. The western mountain view is incredible!! Six bedrooms with large primary bedroom featuring a large walk in closet and luxury ensuite, dream kitchen with huge center island, main floor den, games room, sauna, two fireplaces, glass railings, four bathrooms plus a wash station for the fur babies. Three car garage (3 doors) with epoxy finished floors. The list goes on and on. The property is located mere seconds north of Cochrane city limits and the new 130 acre sports park. Excellent sub division potential for 3 additional lots. According to Rocky View County up to 8 horses are allowed on this property. The is nothing left to do but move in!!