

**40191 Retreat Road N**  
**Rural Rocky View County, Alberta**

**MLS # A2098854**



**\$3,600,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                  |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence      |               |                   |
| <b>Size:</b>     | 2,573 sq.ft.                          | <b>Age:</b>   | 1994 (30 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Asphalt, Quad or More Attached        |               |                   |
| <b>Lot Size:</b> | 5.96 Acres                            |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Paved, Private, Wooded |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Combination, Forced Air, Natural Gas   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Hardwood, Slate, Stone   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | 12-26-4-W5                |
| <b>Exterior:</b>   | Stone, Stucco  | <b>Zoning:</b>    | R-Rur                     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Sauna, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |                           |
| <b>Inclusions:</b> | Clothing Steamer System, Projector, Screen and Speakers in Theatre Room  |                   |                           |

Tucked in behind the escarpment and nestled in the trees, this spectacular custom built home with Rundle stone exterior sits on a 6 acre lot, on the very private Retreat Road adjacent to Cochrane. The home marries old world craftsmanship with contemporary finishes the highest level of state-of-the-art materials and systems. The expanse of windows, magnified by the main area ceiling heights allow the fully treed outside to be seen from within. Recently renovated throughout, the home reflects high level current designer finishes including Hickory hardwood and Travertine floors, painted maple woodwork and contemporary Denca cabinets all offset by a Rundle stone fireplace. The kitchen is perfect; large, functional and highlighted by stainless steel appliances including a Wolf Gas Range (enhanced with a high CFM capacity built in hoodfan) and Sub-Zero Beverage/Wine Fridge, refrigerator, dishwasher and microwave. It speaks quality. Cleverly designed, the home offers a main floor master retreat complete with premium ensuite bath and walk in closet. The same hallway accesses the laundry room featuring a rarely seen built-in clothes steamer system. There are two sizeable bedrooms up and each offers their own bath and oversized closet. A walkdown the exquisitely blended hardwood and white spindle staircase leads you to the lower level. Here a partial walkout allows natural light to flow into the space. You can sit by the second stone fireplace, recreate next to the wet bar or sit and enjoy popcorn and a movie in the home theatre with built in projector, screen and speakers that elevate the high-fidelity sound system. From a utility perspective enjoy the oversized 4 car garage complete with dog wash. Four separate stalls, large enough for pickups and each with a separate entry door. Journey down to the 'shop with oversized doors, and

appreciate the over insulated, heated and pine finished interior where even on the coldest days your propane bills are negligible. A 70'x120' outdoor riding arena, the flat surface created by the installation of a large rock retaining wall, is built to exacting standards with the footing surface from imported German GGT, suitable for Hunter/Jumpers. Those horses need a barn and this 36'x25' structure is finely built in every detail with cedar finish outside and pine inside. Two box stalls, tack room, main floor laundry and bath support the office and living area available upstairs from the main floor. This boutique equestrian property uses split rail wood fences to create paddock and pasture areas complete with cedar horse shelters and waterers. The entire property is enhanced by full perimeter split rail fence, includes an electric gate and is then upgraded by electric dog fencing. For security a Control 4 system monitors the security cameras throughout the property and the main gate. This is an exceptionally high-quality property with many upgrades. You will not be disappointed when you tour.