

# **\$3,199,000 - 40090 Retreat Road, Rural Rocky View County**

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MLS® #A2224808

**\$3,199,000**

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          | \$3,199,000                      |
| 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          | Acreage with Residence, 2 Storey |
| 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, Crown Molding, Central Vacuum, Double Vanity, Granite Counters                                                                                                                                                                     |
| Appliances        | Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Oven-Built-In, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Water Purifier, Wine Refrigerator, Water Softener |
| Heating           | Forced Air, Fireplace(s), High Efficiency, In Floor, 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

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 144            |
| Zoning         | R2             |

### Listing Details

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

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