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40090 Retreat Road
Rural Rocky View County, Alberta

MLS # A2295217



\$2,900,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,942 sq.ft.	Age:	2005 (21 yrs old)
Beds:	8	Baths:	9 full / 1 half
Garage:	Quad or More Attached, Quad or More Detached		
Lot Size:	9.17 Acres		
Lot Feat:	Landscaped		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters		

Inclusions: N/A

Set on 9.17 acres in Bearspaw, 10 Minutes to the NW Calgary Light Rail Transit, this custom-built estate offers unobstructed west-facing Rocky Mountain views, and minutes to major shopping in Cochrane and Calgary. The 9.17 Acres can be subdivided into two parcels. Boasting over 10,000 sq.ft. of developed living space, the home features 7 bedrooms (4 above grade, 3 on the walk-out lower level, including another Master Suite) and 10 bathrooms, ideal for large or multi-generational families. The upper level includes three junior suites with private ensuites and balconies, along with a stunning primary retreat showcasing vaulted ceilings, fireplace, spa-inspired ensuite, and expansive walk-in closet. The fully developed walk out level in addition to the three bedrooms with ensuites offers an exercise area, steam room, and a full ensuite bathroom. This level also includes an indoor/outdoor area with a Hot Tub Hookup and a woodburning Fireplace. The main level is designed for executive living and entertaining, highlighted by a chef's kitchen with custom site-built cabinetry, copper inlay detailing, granite countertops, multi-level island, walk-in pantry, and fully equipped Butler's Kitchen. Formal dining, private offices, a dedicated meeting room with separate veranda access, and multiple fireplaces elevate both function and design. Landscaped grounds feature two wildlife ponds, gated entry, paved driveway, ample RV parking, a detached six-car garage, and an attached four-car garage with 10' high doors. Subdivision potential into two lots, which has been verified with Rocky View County by the owner/developer. A rare opportunity to secure estate-scale living with mountain views and premier access to Calgary.