



40090 Retreat Road , Rural Rocky View County, Alberta - \$3,399,000



Main Photo

Property Description

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-leveled 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.

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