

# \$1,499,999 - 41090 Cook Road, Rural Rocky View County

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MLS® #A2198120

**\$1,499,999**

4 Bedroom, 3.00 Bathroom, 2,751 sqft  
Residential on 3.35 Acres

NONE, Rural Rocky View County, Alberta

RARE LIVE/WORK OPPORTUNITY WITH EXCELLENT ROAD EXPOSURE FOR YOUR BUSINESS! 3.35 ACRES, ZONED C-HWY (MIXED USE, SEE SUPPLEMENTS FOR DETAILS). This one-of-a-kind property is located 10 minutes north of Cochrane (HWY 22 & HWY 567) and offers a fully renovated 2751 SQ FT home with a 4169 SQ FT commercial space. The bright and open main floor features a spacious living room with office space, a cozy dining room, and a 3 piece bath/laundry all highlighted by gorgeous stamped concrete floors. The luxurious chef's kitchen offers quartz countertops, a spacious island/breakfast bar, a coffee station with a second sink, ample cabinet space, and high-end appliances – perfect for entertaining and the at-home gourmet. Upstairs, relax in the primary retreat which includes an upscale 5-piece ensuite (relaxing soaker tub, stand-up shower, double sinks), a large walk-in closet, and views of the Rocky Mountains. Completing the upstairs are 3 additional bedrooms, a 4 piece bathroom, and plenty of storage. You will fall in love with the oversized (49'2" x 21'2" 0), heated/insulated garage where you could easily park 6 vehicles/toys - perfect for a home mechanic, car enthusiast, or tradesperson. The commercial space offers a huge showroom, front desk, office, 2 bathrooms, loft/office, and additional garage. This space is ideal for any



entrepreneur or established business. Other features included a custom log wood staircase, a large patio, new chain link fencing & amazing views. Ideally located just minutes from Cochrane and a short commute to Calgary this property offers huge potential and would be hard to recreate. Please reach out for more details and to arrange a private viewing. \*\*\* RESIDENTIAL - 2751 SQ FT, COMMERCIAL - 4169 SQ FT. \*\*\*

Built in 2006

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198120                         |
| Price          | \$1,499,999                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,751                            |
| Acres          | 3.35                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 2 Storey |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 41090 Cook Road         |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 3A2                 |

### Amenities

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Heated Garage, Workshop in Garage, 220 Volt Wiring, Gated, Garage Door Opener, Oversized, Quad or More Attached, RV Access/Parking, RV Garage |
| # of Garages | 6                                                                                                                                             |

## Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Breakfast Bar, Closet Organizers, Stone Counters, Vinyl Windows, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)                                                                                                                         |
| Heating           | Natural Gas, Hot Water                                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                                      |
| Basement          | None                                                                                                                                                                                                                      |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Courtyard                                                                           |
| Lot Description   | Back Yard, Low Maintenance Landscape, Views, Cleared, Cul-De-Sac, Dog Run Fenced In, Front Yard, Level, Yard Lights |
| Roof              | Metal                                                                                                               |
| Construction      | Wood Frame                                                                                                          |
| Foundation        | Slab                                                                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 207              |
| Zoning         | C-HWY            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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