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

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 â€" 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 1997

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 1997

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, 220 Volt Wiring, Gated, Garage Door Opener,

Oversized, Quad or More Attached, RV Access/Parking, RV Garage,

Workshop in Garage

of Garages 6

Interior

Interior Features No Smoking Home, Open Floorplan, Bar, Breakfast Bar, Built-in

Features, Closet Organizers, Stone Counters, Double Vanity, Vinyl Windows, Kitchen Island, Recessed Lighting, Separate Entrance,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Window Coverings, Garage

Control(s), Gas Oven, Washer/Dryer

Heating Natural Gas, Hot Water

Cooling None Basement None

Exterior

Exterior Features Courtyard, Private Entrance, Private Yard

Lot Description Back Yard, Cleared, Cul-De-Sac, Dog Run Fenced In, Front Yard, Low

Maintenance Landscape, Level, Views, Yard Lights

Roof Metal

Construction Wood Frame

Foundation Slab

Additional Information

Date Listed March 11th, 2025

Days on Market 237

Zoning C-HWY

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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