

# \$1,560,000 - 41090 Cook Road, Rural Rocky View County

MLS® #A2198120

**\$1,560,000**

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	\$1,560,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,751
Acres	3.35
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
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	220 Volt Wiring, Garage Door Opener, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, Gated, RV Garage, Workshop in Garage
# of Garages	6

## Interior

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

## Exterior

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

## Additional Information

Date Listed	March 11th, 2025
Days on Market	22
Zoning	C-HWY

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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