

# \$5,500,000 - 40243 Big Hill Road, Rural Rocky View County

---

MLS® #A2213658

**\$5,500,000**

3 Bedroom, 4.00 Bathroom, 2,473 sqft  
Residential on 11.76 Acres

NONE, Rural Rocky View County, Alberta

Nestled on 11.76 acres of pristine land, this magnificent 4500 SF walk-out bungalow offers breathtaking panoramic views of the mountains, valley, and Town of Cochrane. Meticulously crafted by McKinley Masters, this home seamlessly blends luxury, comfort, and functionality. The entry features a water wall and expansive windows that highlight the stunning views. The open living area includes a sitting room, dining area, and a chef's kitchen with a timeless scullery and walk-in pantry. The primary bedroom offers spectacular views, a 4-piece ensuite with a dry sauna and laundry facilities, plus a large walk-in closet. The main level also includes a 2-piece bath, elevator, and large mudroom leading to a 4-car (66 x 30) garage with epoxy flooring, dog wash, side attached single garage and elevator access. The lower level has 2 bedrooms, a 4-piece bath, a 3-piece ensuite, a media room, a private office, and a studio opening onto a covered and screened patio with a fire pit. Outdoor features include a front gate with a paved drive, fully fenced property, and stunning landscaping. Additional amenities are a powered C-Can for extra storage, and utilities serviced to the west side of the home. Call today to view.

Built in 2023

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2213658                         |
| Price          | \$5,500,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,473                            |
| Acres          | 11.76                            |
| Year Built     | 2023                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 40243 Big Hill Road     |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4X1Z6                  |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                              |
| Parking        | Additional Parking, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated, Oversized, Quad or More Attached |
| # of Garages   | 5                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wet Bar, Bar, Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Sauna, Smart Home, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Built-In Oven, Gas Cooktop, Instant Hot Water, Range Hood, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                              |
| Heating           | Forced Air, Natural Gas, Boiler, In Floor, Zoned                                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                 |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 1                               |
| Fireplaces      | Dining Room, Gas, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Full                            |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Awning(s), BBQ gas line, Fire Pit, Private Entrance                |
| Lot Description   | Low Maintenance Landscape, Secluded, Fruit Trees/Shrub(s), Gentle Sloping, Views |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Brick, Stone, Stucco                                                             |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 105             |
| Zoning         | R-RUR           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.