

\$1,599,900 - 108 Pleasant View Heights, Rural Rocky View County

MLS® #A2241416

\$1,599,900

4 Bedroom, 4.00 Bathroom, 2,929 sqft
Residential on 8.45 Acres

NONE, Rural Rocky View County, Alberta

Discover an extraordinary opportunity at 108 Pleasant View Heights—a legacy property where stunning natural beauty meets remarkable investment potential. This isn't just a home; it's a private 8.5-acre sanctuary, fenced and cross fenced with four pastures on a quiet cul-de-sac. With 180-degree mountain views and just a 6-minute drive on pavement to Cochrane, this property offers the perfect blend of serene acreage living and strategic development possibilities. The added value of this land lies in its future. It presents a rare opportunity for subdivision or other creative ventures. The upcoming extension of municipal water and sewer to the property line opens up even more possibilities (subject to Rocky View County bylaws and approvals). Whether you envision a multi-generational estate or unlocking investment potential with additional parcels, the opportunities here are vast and exciting. The family home, with nearly 3,000 square feet above grade, is a masterpiece of design. Inside, a grand spiral staircase, four generous bedrooms, and an abundance of natural light create a warm and inviting haven. The main floor features a spacious living room, a large kitchen, formal dining, a main-floor office, and laundry. You'll love the massive covered sunroom on the main level and a secondary covered sunroom upstairs. Above the attached triple garage, a huge bonus room with floor-to-ceiling windows



and a cozy fireplace provides the perfect spot to unwind while soaking in those spectacular views. Enjoy a triple garage with in-floor heat and a large paved driveway, providing ample space for vehicles and hobbies. Outside, mature trees create a private, serene oasis. This property offers the best of both worlds: the peaceful tranquility of acreage living with easy access to all that Cochrane has to offer. Commute easily to excellent schools, diverse shopping, and outstanding recreational facilities like the SLS Centre. From downtown boutiques to endless outdoor adventures, Cochrane provides an active and fulfilling lifestyle. This is more than just a house; it's a legacy property offering a unique blend of natural beauty, spacious living, and incredible investment potential.

Built in 1995

Essential Information

MLS® #	A2241416
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,929
Acres	8.45
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey Split
Status	Active

Community Information

Address	108 Pleasant View Heights
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4C 2B3

Amenities

Parking Spaces	10
Parking	Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Crown Molding, French Door, Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Lawn, Many Trees, Private, Treed, Views, Pie Shaped Lot
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	76
Zoning	R-RUR

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.