

**40090 Retreat Road**  
**Rural Rocky View County, Alberta**

**MLS # A2295217**



**\$2,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,942 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	9 full / 1 half
<b>Garage:</b>	Quad or More Attached, Quad or More Detached		
<b>Lot Size:</b>	9.17 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters		

**Inclusions:** N/A

Set on 9.17 acres in Bearspaw, 10 Minutes to the NW Calgary Light Rail Transit, this custom-built estate offers unobstructed west-facing Rocky Mountain views, and minutes to major shopping in Cochrane and Calgary. The 9.17 Acres can be subdivided into two parcels. Boasting over 10,000 sq.ft. of developed living space, the home features 7 bedrooms (4 above grade, 3 on the walk-out lower level, including another Master Suite) and 10 bathrooms, ideal for large or multi-generational families. The upper level includes three junior suites with private ensuites and balconies, along with a stunning primary retreat showcasing vaulted ceilings, fireplace, spa-inspired ensuite, and expansive walk-in closet. The fully developed walk out level in addition to the three bedrooms with ensuites offers an exercise area, steam room, and a full ensuite bathroom. This level also includes an indoor/outdoor area with a Hot Tub Hookup and a woodburning Fireplace. The main level is designed for executive living and entertaining, highlighted by a chef's kitchen with custom site-built cabinetry, copper inlay detailing, granite countertops, multi-level island, walk-in pantry, and fully equipped Butler's Kitchen. Formal dining, private offices, a dedicated meeting room with separate veranda access, and multiple fireplaces elevate both function and design. Landscaped grounds feature two wildlife ponds, gated entry, paved driveway, ample RV parking, a detached six-car garage, and an attached four-car garage with 10' high doors. Subdivision potential into two lots, which has been verified with Rocky View County by the owner/developer. A rare opportunity to secure estate-scale living with mountain views and premier access to Calgary.