

# \$2,999,999 - 40191 Retreat Road, Rural Rocky View County

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MLS® #A2191236

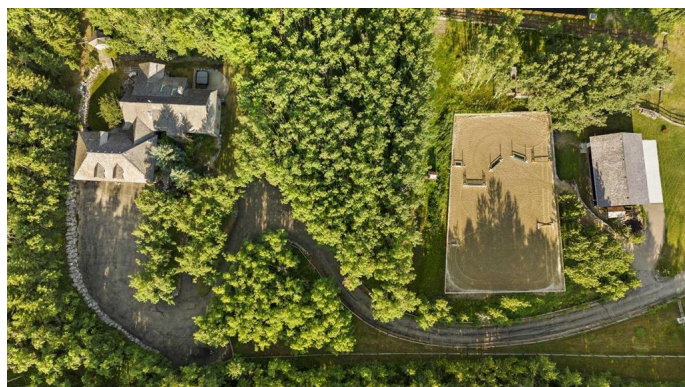
**\$2,999,999**

5 Bedroom, 6.00 Bathroom, 2,567 sqft  
Residential on 5.96 Acres

N/A, Rural Rocky View County, Alberta

Escape to your own private sanctuary, nestled on 6 acres of pristine land, where modern luxury meets the tranquil beauty of nature. This spectacular, custom-built home offers a perfect blend of contemporary upgrades and timeless craftsmanship, making it an inviting retreat for those seeking a relaxed lifestyle. Surrounded by whispering trees and rolling hills, the home's stone-clad exterior exudes European charm, while the extensive renovations, completed over the past five years, reflect an unwavering commitment to quality. Inside, large windows bathe the open-concept living spaces in natural light, highlighting the elegant details such as the striking wood-burning stone fireplace, hickory hardwood and travertine floors, and hand-crafted cabinetry. The heart of the home is the gourmet kitchen, featuring top-of-the-line stainless steel appliances, including a Wolf gas range and SubZero fridge, paired with custom brick accents that add warmth and character.

The main floor primary suite is a haven of serenity, with views over the gently winding drive and a luxurious ensuite that offers dual sinks, crisp subway tiles, and sleek black accents. Upstairs, two charming bedrooms each feature their own bathrooms and cozy window seats, creating perfect private retreats. The fully finished walkout basement expands your living space with a host of amenities.



Enjoy a spacious rec room with a wet bar and a cozy stone fireplace, perfect for entertaining. The basement also features a dedicated movie area with a projector and screen, two bright bedrooms, a full bathroom with a sauna, and a workshop equipped with stainless steel built-in storage—ideal for any hobby or creative pursuit. Just outside, a private hot tub area offers a serene escape, surrounded by nature.

Beyond the main home, this property is a dream for equestrian enthusiasts or those seeking space for a home-based business. The upgraded barn, complete with two horse stalls, a tack room, and an upper flex room with a deck, offers endless possibilities—from a boutique equestrian facility to a serene office space. The riding arena, constructed with no expense spared, provides a premium environment for horses and riders alike, surrounded by thoughtfully designed paddocks and shelters.

For those with a passion for craftsmanship or needing ample workspace, the expansive 47 X 31â€™™ workshop is perfectly equipped to accommodate any hobby or business venture. Additional features include a charming playhouse, a pottery studio, greenhouse & your own chicken coop! This extraordinary property is not just a home—it's a lifestyle. Whether you're seeking a peaceful retreat, a space to nurture your passions, or a versatile property with endless potential, this acreage has it all. Experience the serenity and beauty of country living, just minutes from the conveniences of the city. Schedule your private tour today and discover the possibilities that await you in this unparalleled estate.

Built in 1994

## **Essential Information**

MLS® #

A2191236

Price	\$2,999,999
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,567
Acres	5.96
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	40191 Retreat Road
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W4

### Amenities

Parking Spaces	20
Parking	Heated Garage, Oversized, Parking Pad, Quad or More Attached, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar, Master Downstairs, Sauna
Appliances	Bar Fridge, Dryer, Gas Stove, Microwave, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone, Wood Burning, Family Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	No Neighbours Behind, Pasture, Private, See Remarks, Treed, Secluded, Wooded
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	78
Zoning	R-RUR

### **Listing Details**

Listing Office	Real Broker
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