

\$1,949,000 - 41031 Camden Lane, Rural Rocky View County

MLS® #A2265604

\$1,949,000

4 Bedroom, 3.00 Bathroom, 3,452 sqft
Residential on 15.87 Acres

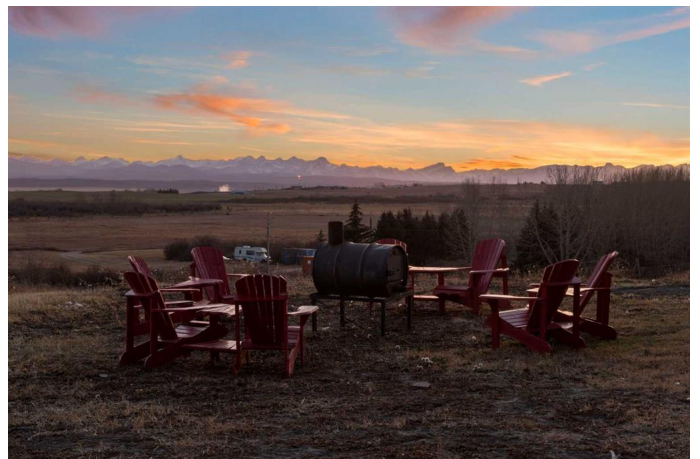
NONE, Rural Rocky View County, Alberta

A lifestyle most only dream of! Historic Rocky Mountain views - just 8 minutes to Cochrane! Gorgeous custom-designed two-storey home featuring 4 bedrooms and 3.5 baths, with over 4900 sqft of developed living, AND 1,200 sq.ft. of wraparound decking on two levels.

The main floor offers a smart, functional layout with three spacious bedrooms, including a massive primary retreat complete with a huge walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom with convenient main-floor laundry.

Upstairs, the panoramic mountain views steal the show. The open-concept living space features 20-ft beamed ceilings, a cozy fireplace with built-in bench seating, and direct access to the south-facing deck. The chef-inspired kitchen showcases a full-size Sub-Zero fridge and freezer, granite island with seating, pot-filler over a Wolf six-burner gas range, walk-in pantry, and thoughtful design for everyday family life or large gatherings. The dining area, surrounded by three walls of windows, opens through French doors to another expansive deck – perfect for entertaining or soaking up the scenery.

The walkout lower level expands your living options with a spacious one-bedroom suite



(approx. 1,450 sq.ft.) featuring an open kitchen, dining, and living area, plus a media room/office, 3-piece bath, and laundry. A private entry makes it ideal for extended family, a caregiver, and successful short/long-term rental income. An interior locking door provides flexibility and security. Lots of options here.

The oversized two-storey heated garage with attached carport ensures ample parking and storage.

Outdoors, this fully fenced property includes manual entry gates, a quonset, and a charming barn with box and standing stalls, tack room, and loft (no power). Multiple paddocks, pastures with auto-waterers, two horse shelters, and a fenced dog run complete the setup.

Enjoy peaceful rural living just minutes from Cochrane with school bus service, shopping, and entertainment nearby. A short drive takes you to the Rockies and Alberta's best outdoor playground.

Book your private viewing today this property truly needs to be experienced in person.

Built in 2009

Essential Information

MLS® #	A2265604
Price	\$1,949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,452
Acres	15.87
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	41031 Camden Lane
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C1A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Double Garage Attached, Driveway, Converted Garage, Garage Faces Side, Gravel Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Beamed Ceilings, French Door
Appliances	Built-In Freezer, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Water Softener
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas Log, Great Room, Masonry
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Covered Courtyard, Dog Run, Kennel
Lot Description	Front Yard, Lawn, Many Trees, No Neighbours Behind, Pasture, Private, Wooded, Dog Run Fenced In, Gentle Sloping, Yard Lights
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	1
Zoning	R-C1

Listing Details

Listing Office	CIR Realty
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