

# \$1,350,000 - 41205 Old Buffalo Trail, Rural Rocky View County

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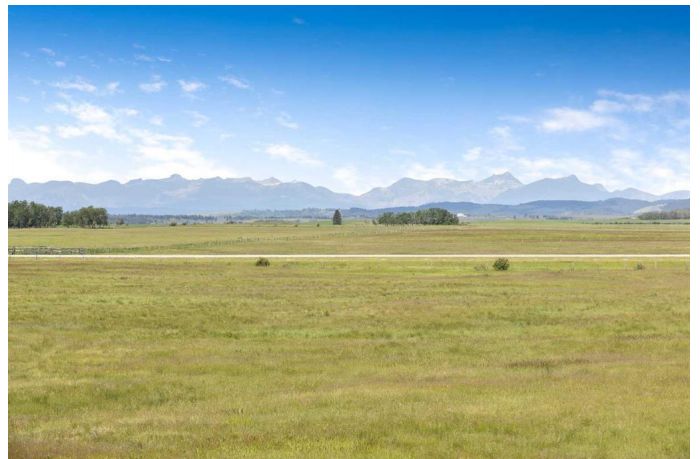
MLS® #A2235011

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,397 sqft  
Residential on 36.20 Acres

NONE, Rural Rocky View County, Alberta

Stunning Mountain View...Â that's all yours!Â Welcome to 41205 Old Buffalo Trail Just 10 minutes north of Cochrane on Highway 22/Cowboy TrailÂ featuring aÂ 2397 sq. ft. 4 bedroom, 3 bathroom, 2 story on 36.2 acres that offers so much potential.Â Starting with the home... Stucco and Brick exterior, surrounded by flower beds, inviting front entrance that welcomes you into a large foyer showcasing oak staircase, vaulted ceilings, and oversized windows to take in the surrounding views, with guest bedroomÂ tucked off to the side.Â Formal living room /dining room open concept that flows into aÂ spacious west facing kitchen with timeless oak cabinets, island, jennairÂ gas cook top, built-in microwave,Â kitchen eating area with access to west facing deck to enjoy the stunning views, and family room with wood stove and built-in book shelves. The back entrance from the double attached garage shares a laundry mudroom combo with a stand alone shower, and a 2 piece bath.Â The upper levelÂ presents your primary bedroom with your own private balcony,Â walk-in closet, large 4 piece en-suite with soaker jetted tub, and stand alone shower.Â Two more bedrooms and a 4 piece bath complete this floor.Â The basement is unfinished with a walk up to the back yard.Â Other features of the property is a 24' x 48 ' shop / barn withÂ tandem parking stall with a gravel floorÂ and attached



workshop with power.Â The property is fenced and would make a great start up for a hobby farm.Â Make your appointment to view today.Â This one won't last!

Built in 1986

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2235011                         |
| Price          | \$1,350,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 2                                |
| Half Baths     | 2                                |
| Square Footage | 2,397                            |
| Acres          | 36.20                            |
| Year Built     | 1986                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 41205 Old Buffalo Trail |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 3A2                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator,                                                                                    |

|                 |                                           |
|-----------------|-------------------------------------------|
|                 | Washer/Dryer, Window Coverings            |
| Heating         | Forced Air, Natural Gas, Wood Stove, Wood |
| Cooling         | None                                      |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1                                         |
| Fireplaces      | Living Room, Wood Burning Stove           |
| Has Basement    | Yes                                       |
| Basement        | Full, Unfinished, Walk-Up To Grade        |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                               |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Private, Garden, Many Trees, Pasture, Views |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Brick, Stucco, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 41              |
| Zoning         | A-GEN           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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