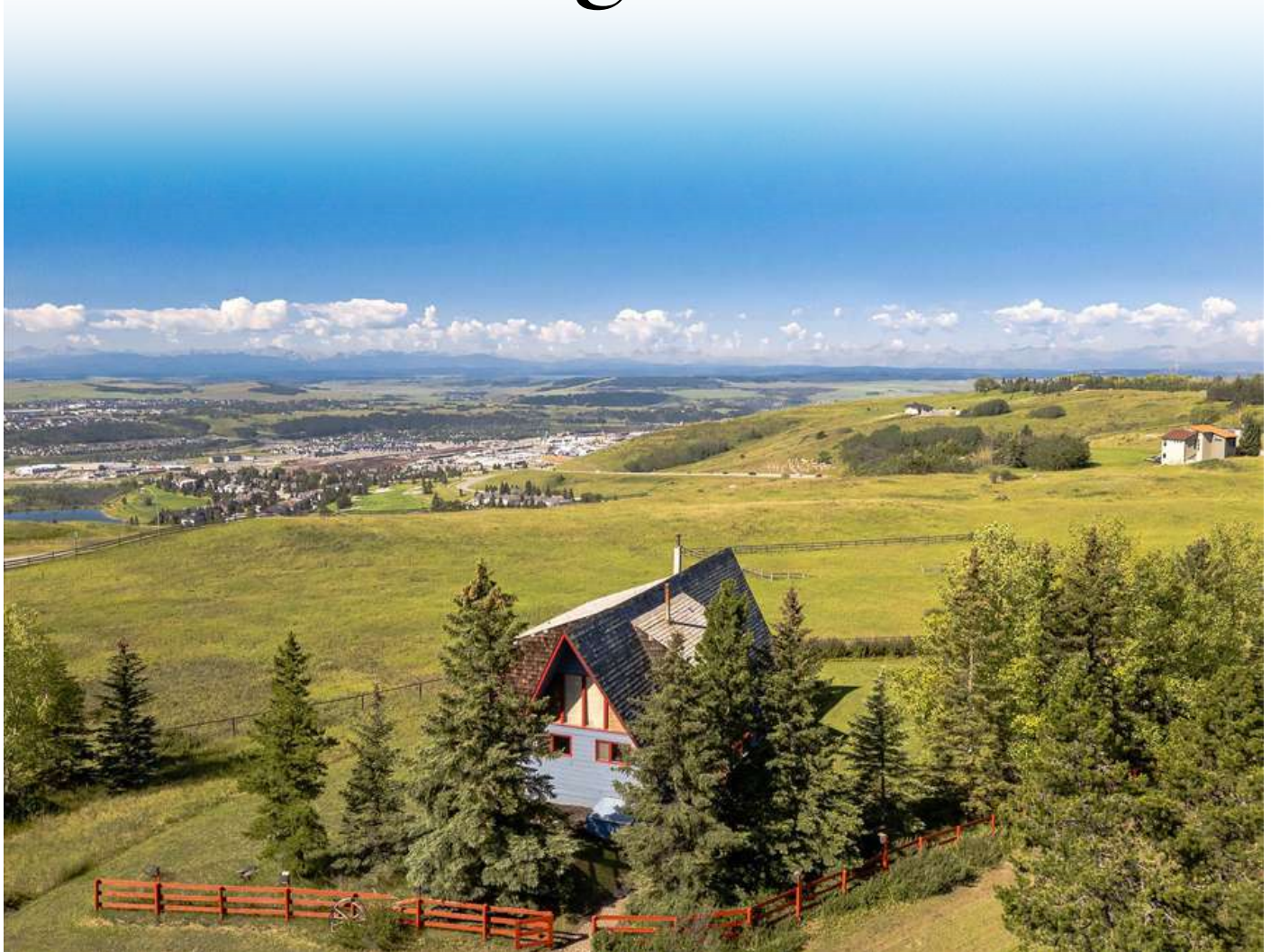


Rocky View County

40091 Big Hill Road



—THE
McKELVIE
—GROUP.com

real
Real Broker

Kelly McKelvie

403-804-7793

kelly@themckelviengroup.com

www.themckelviengroup.com

40091 Big Hill Road ~ Rocky View County

From the country road just five minutes from Cochrane, this A-frame cedar chalet appears as a charming retreat tucked among the trees. Step back to discover the extraordinary truth - 20 sweeping acres unfold before you, revealing some of the most coveted panoramic views in the region, stretching east to west toward the Rocky Mountains. All this and yet you are just a 5 minute drive to Cochrane, 15 minutes to Calgary and you can be at the Calgary airport in less than half an hour!

Step inside and your eyes are instantly drawn to the great room's dramatic wall of windows framing ever-changing vistas - morning fog drifting along the river valley, chinook arches sweeping winter skies, and storm clouds rolling across the landscape in nature's constant theatre. Warm cedar walls and ceilings create an intimate atmosphere, while natural slate flooring grounds you in earthy elegance. Vintage skis and snowshoes adorning the walls speak to outdoor living - evenings by the fire after days spent exploring the outdoors.

The distinctive spiral staircase connects three thoughtfully designed levels. The main floor offers rustic charm with knotty pine kitchen cabinetry, hardwood floors, and a wonderful bunkhouse-style bedroom that sparks childhood memories. Upstairs, two bedrooms include a versatile space perfect for an office, while the primary suite features a private balcony retreat for morning coffee while soaking in those remarkable views. The walkout basement provides flexible space with practical tiled floors and even includes a surprise climbing wall for adventure-seekers.

Beyond the home, an older barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living.

This remarkable 20-acre canvas invites multiple visions. Embrace the existing rustic charm as your private sanctuary. Create your custom dream estate with unlimited space for expansion. Or recognise the strategic potential as development continues transforming this prime Cochrane corridor.

Whether seeking authentic country living, multi-generational possibilities, or future investment opportunity, this rare offering provides the foundation for dreams both immediate and long-term. In a market where exceptional acreage properties are increasingly scarce, this home stands alone - where breathtaking views, thoughtful design, and limitless potential converge on one of Alberta's most desirable landscapes.







Property Details

Offered At: \$2,499,900

Possession: 60 days, negotiable

Size: 1,951.08 Sq. Ft.

Acres: 19.45

Property Taxes (2025): \$3,981.00

Flooring: Carpet, Hardwood, Slate

Heating: Forced Air, Natural Gas

Fireplaces: 1/Wood Burning

Laundry: In Basement

Parking: Double Garage Detached Total: 8

Features: Bookcases, Built-in Features, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s).

Goods Included: Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Climbing Wall in Basement.

Goods Excluded: Welcome Sign at Front Door, Decorative Skis, Sign at Driveway Entrance.

Outbuildings: Barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living.

ROOM DIMENSIONS

Main Building

MAIN FLOOR

4pc Ensuite: 7'2" x 11'8"
Bedroom: 25'3" x 15'8"
Dining: 12'3" x 9'3"
Foyer: 12'9" x 11'7"
Kitchen: 12'2" x 10'4"
Living: 20'10" x 19'9"

2ND FLOOR

3pc Bath: 7'2" x 7'8"
Bedroom: 12'2" x 15'9"
Primary: 19'11" x 19'5"
Wic: 7'2" x 7'7"

BASEMENT

Den: 7'5" x 6'2"
Laundry: 8' x 7'8"
Rec Room: 15'11" x 26'2"
Storage: 8'5" x 7'9"
Storage: 10'10" x 27'6"
Utility: 7'11" x 5'9"
Utility: 8' x 13'2"

Detached Garage

DETACHED GARAGE

Garage: 23'6" x 25'5"

Main Building

MAIN FLOOR

Interior Area: 1226.11 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 1288.42 sq ft

2ND FLOOR

Interior Area: 618.80 sq ft
Excluded Area: 59.62 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 662.66 sq ft

BASEMENT (Below Grade)

Interior Area: 791.40 sq ft
Excluded Area: 265.70 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 854.68 sq ft
Finished Area: 537.39 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Barn

BARN

Barn: 9'9" x 25'7"
Barn: 15'5" x 19'9"
Storage: 9'6" x 5'6"

Barn

BARN

Excluded Area: 646.59 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1844.92 sq ft
Excluded Area: 59.62 sq ft
Exterior Area: 1951.08 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2636.32 sq ft
Finished Area (Below Grade): 537.39 sq ft
Excluded Area: 325.32 sq ft
Exterior Area: 2805.75 sq ft

Total Above Grade Floor Area, Detached Garage

Excluded Area: 596.76 sq ft

Total Area (Above & Below Grade), Detached Garage

Excluded Area: 596.76 sq ft

Total Above Grade Floor Area, Barn

Excluded Area: 646.59 sq ft

Total Area (Above & Below Grade), Barn

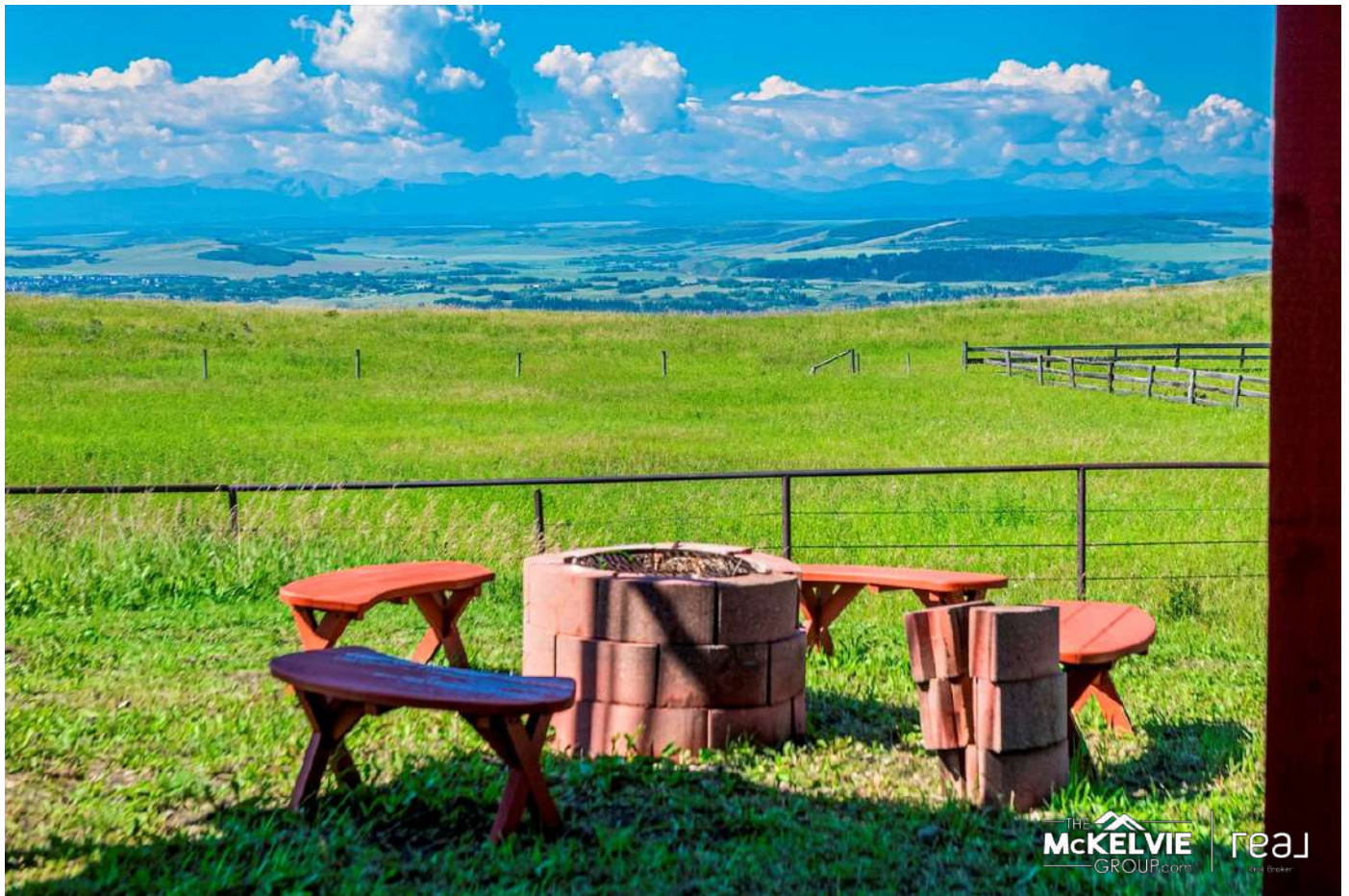
Excluded Area: 646.59 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.











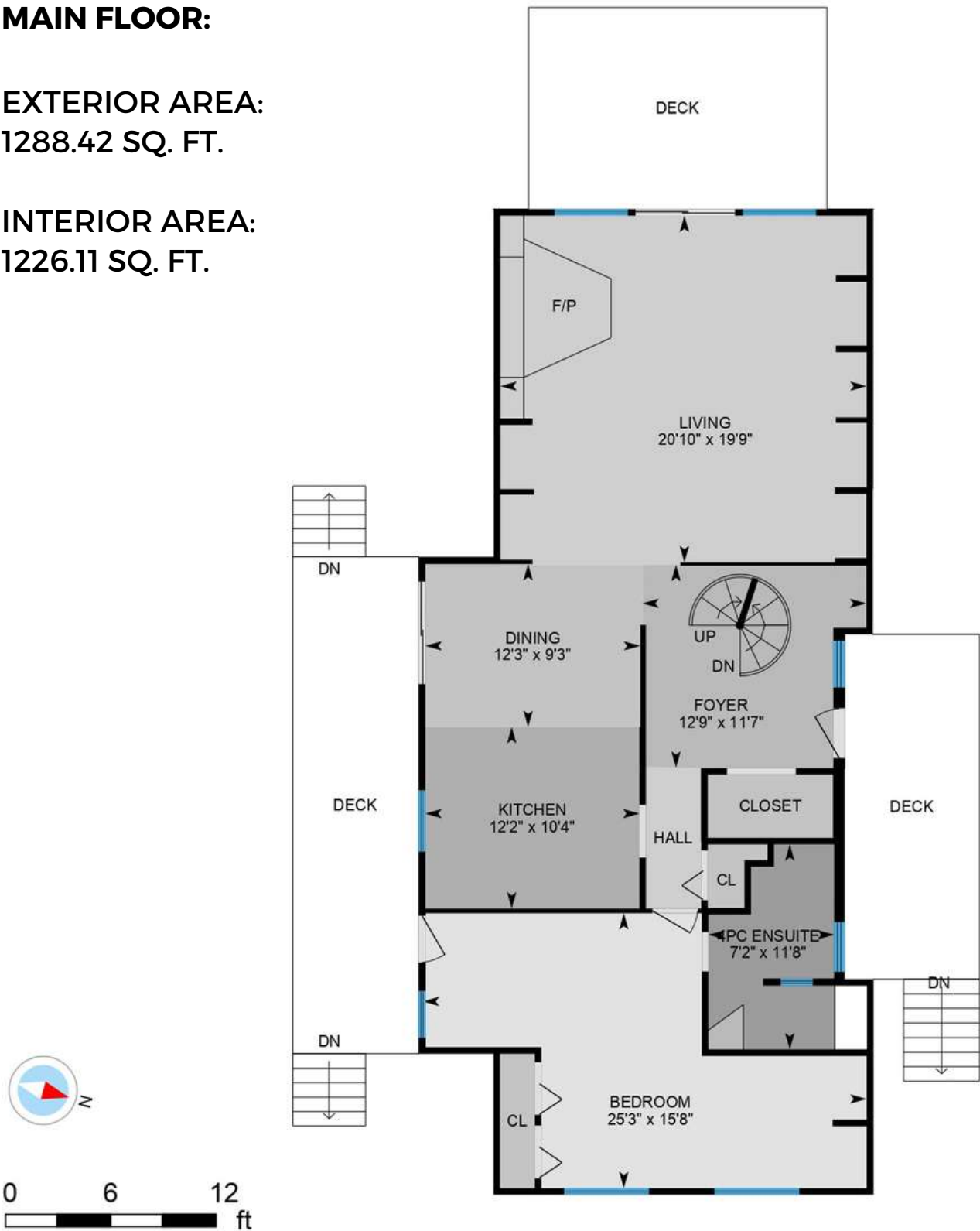


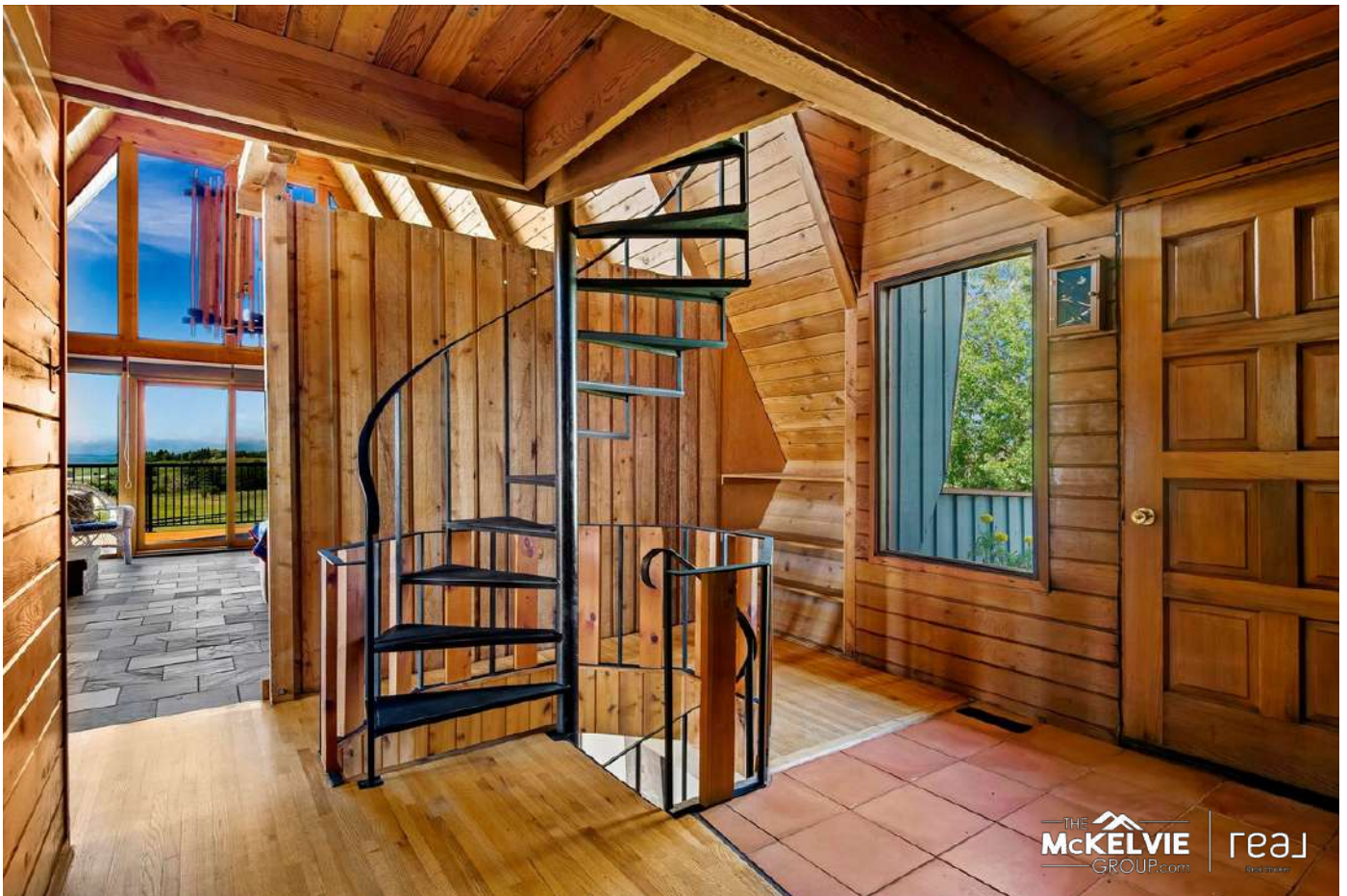
THE FLOOR PLAN

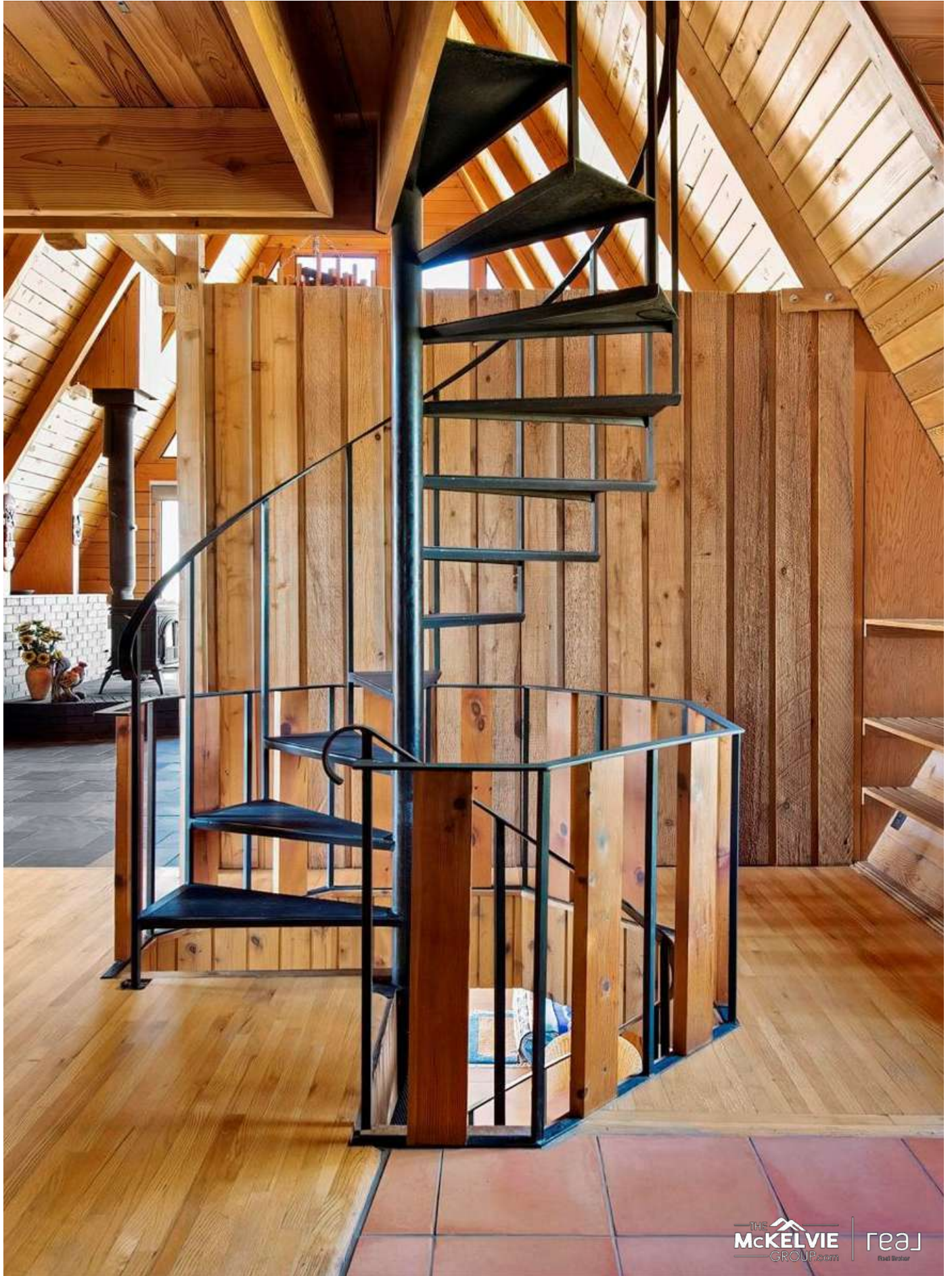
MAIN FLOOR:

EXTERIOR AREA:
1288.42 SQ. FT.

INTERIOR AREA:
1226.11 SQ. FT.





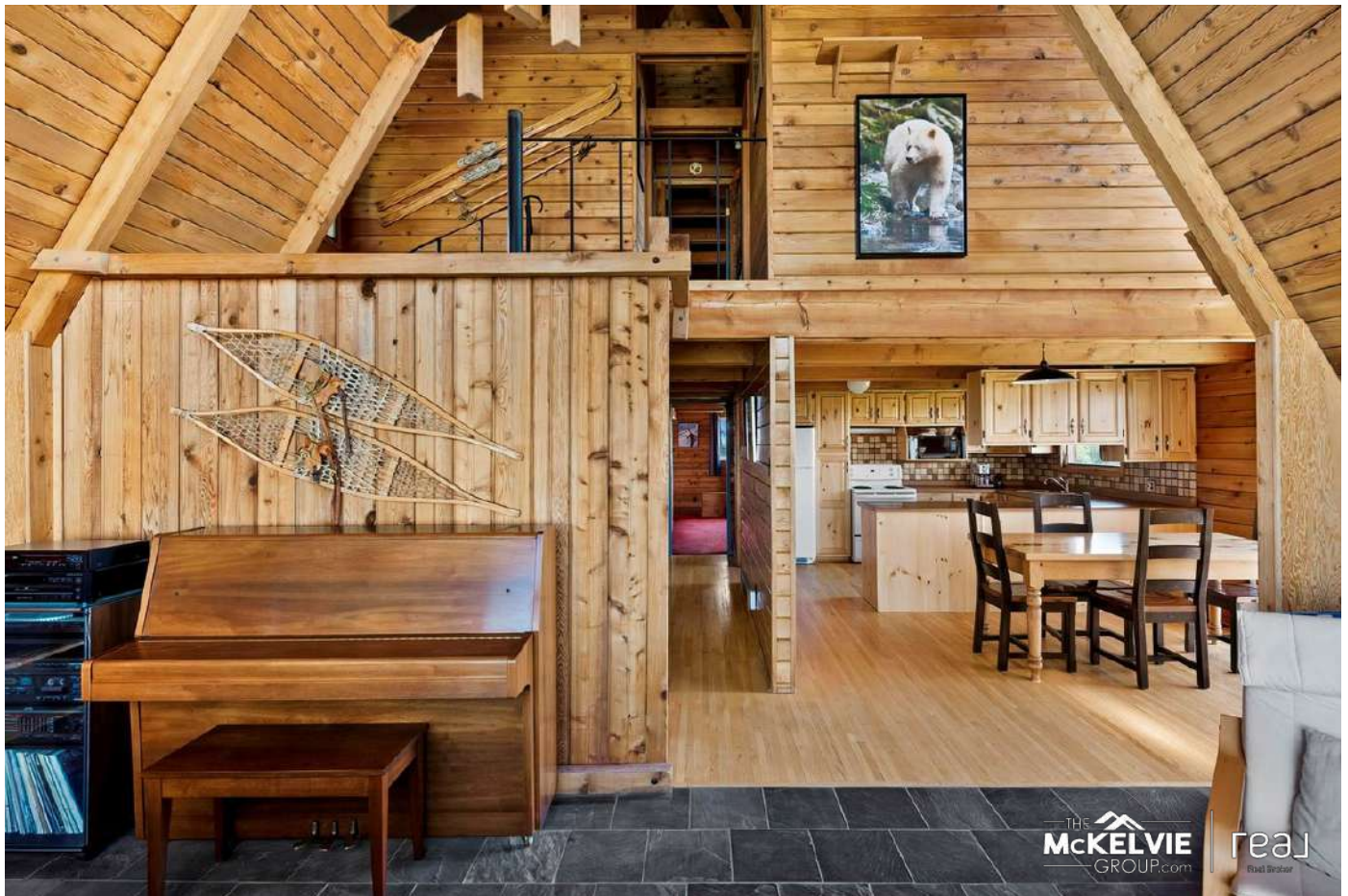


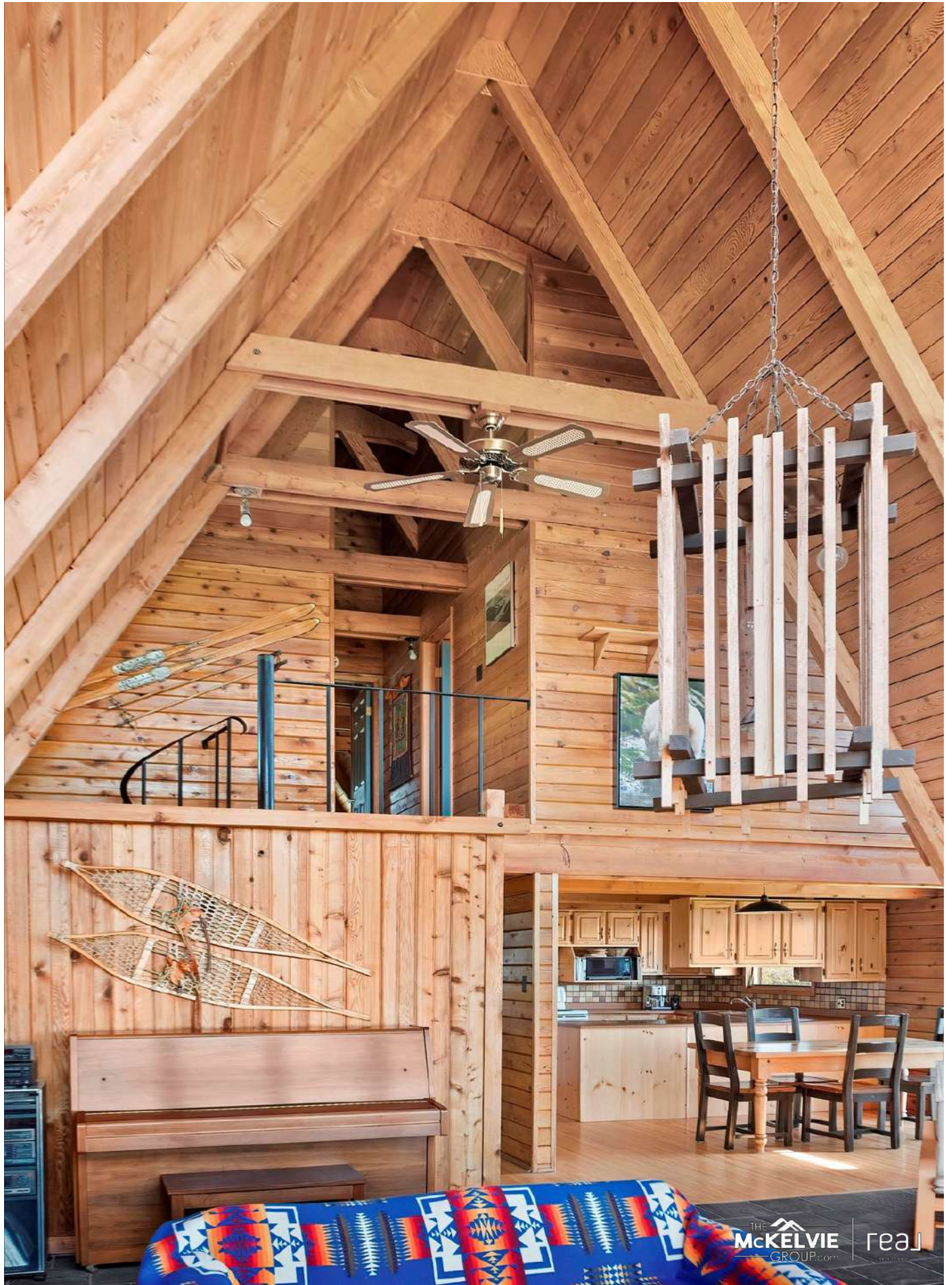








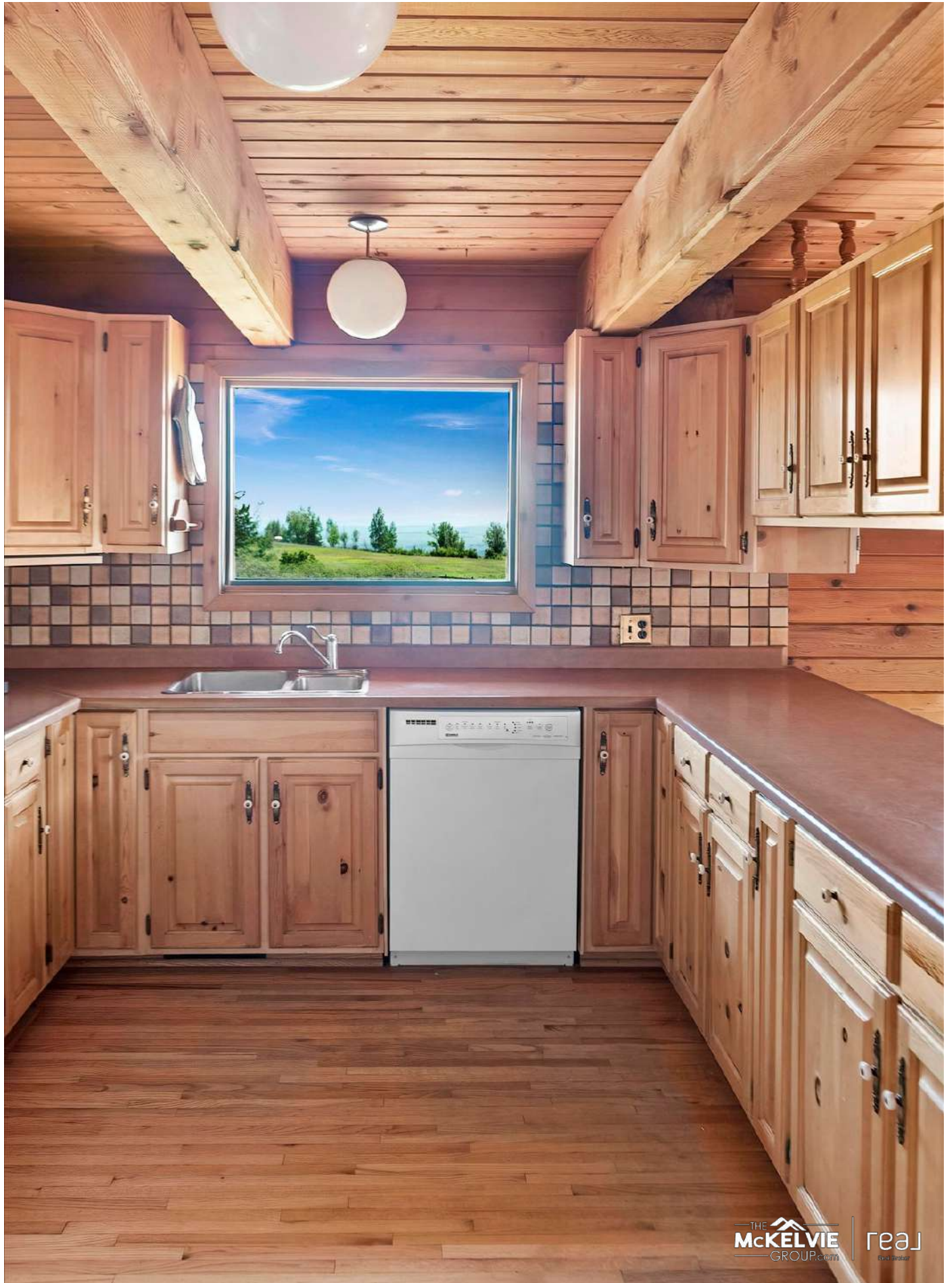


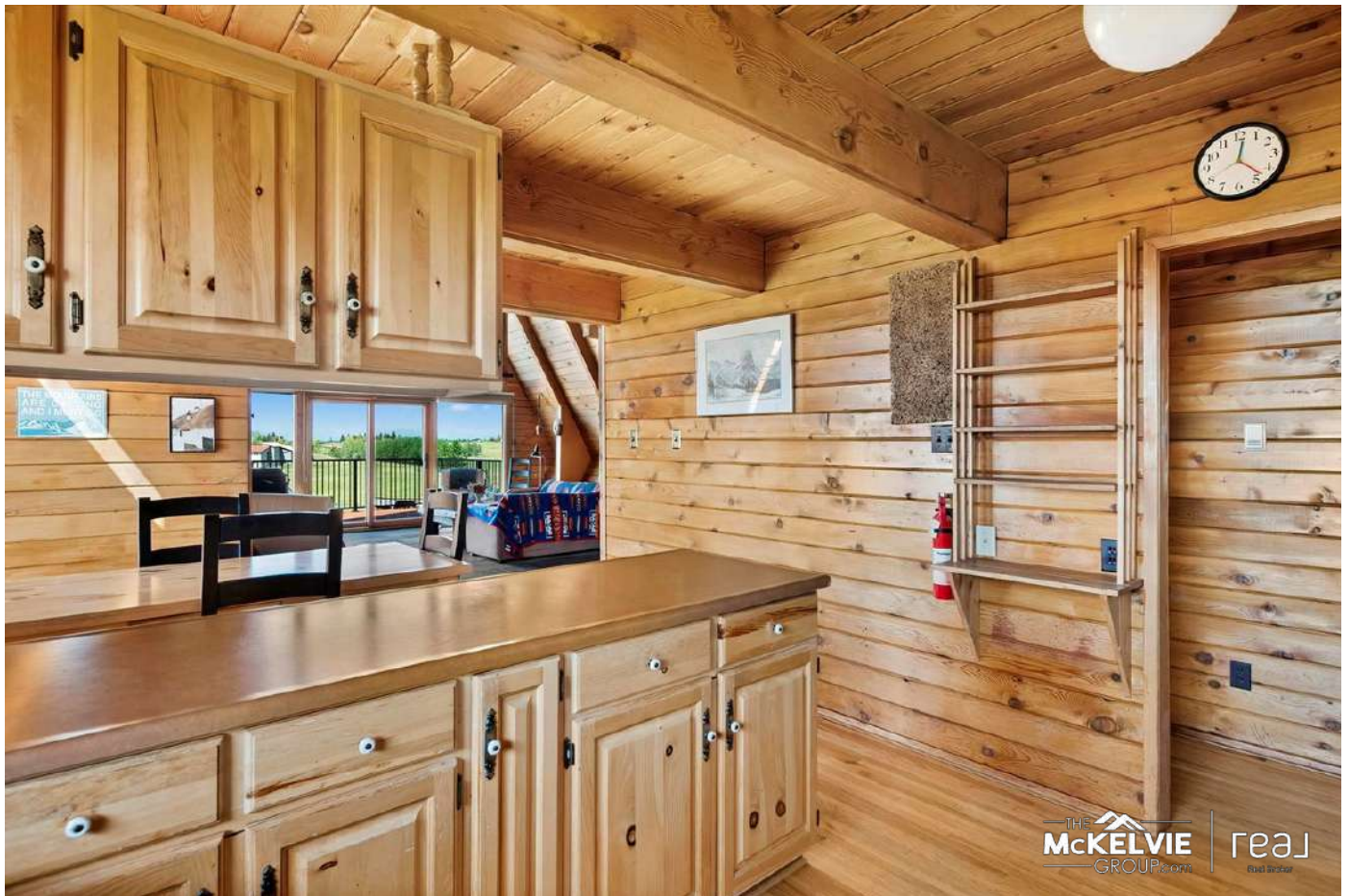
















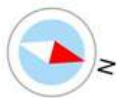
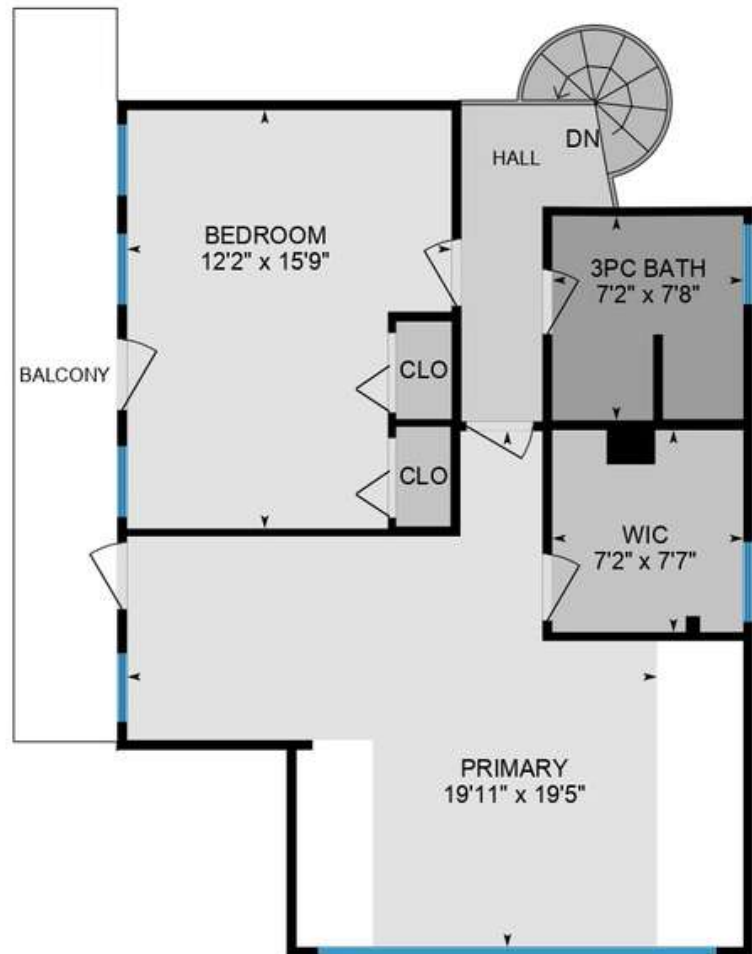
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
662.66 SQ. FT.

INTERIOR AREA:
618.80 SQ. FT.

EXCLUDED AREA:
59.62 SQ. FT.





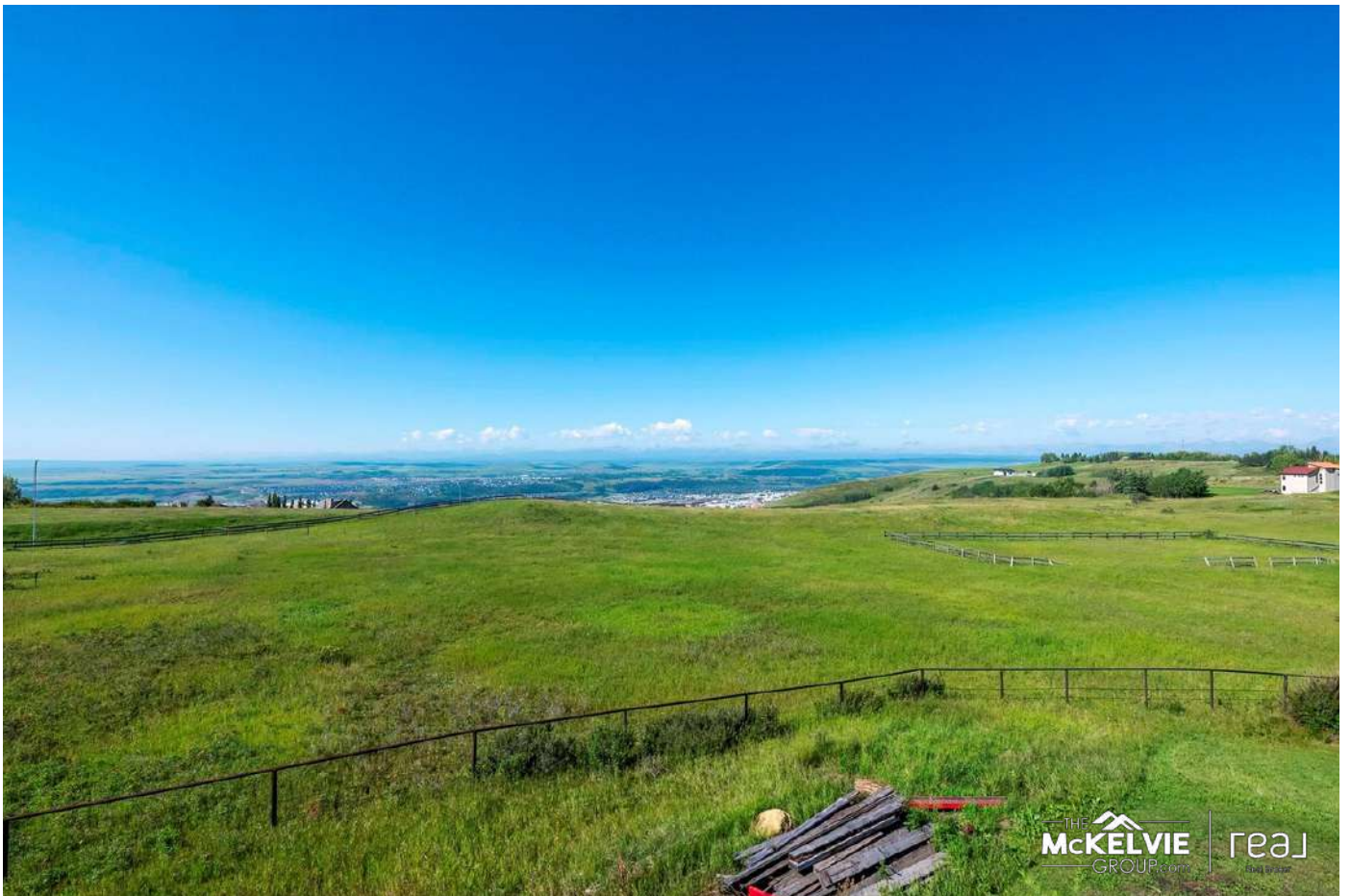


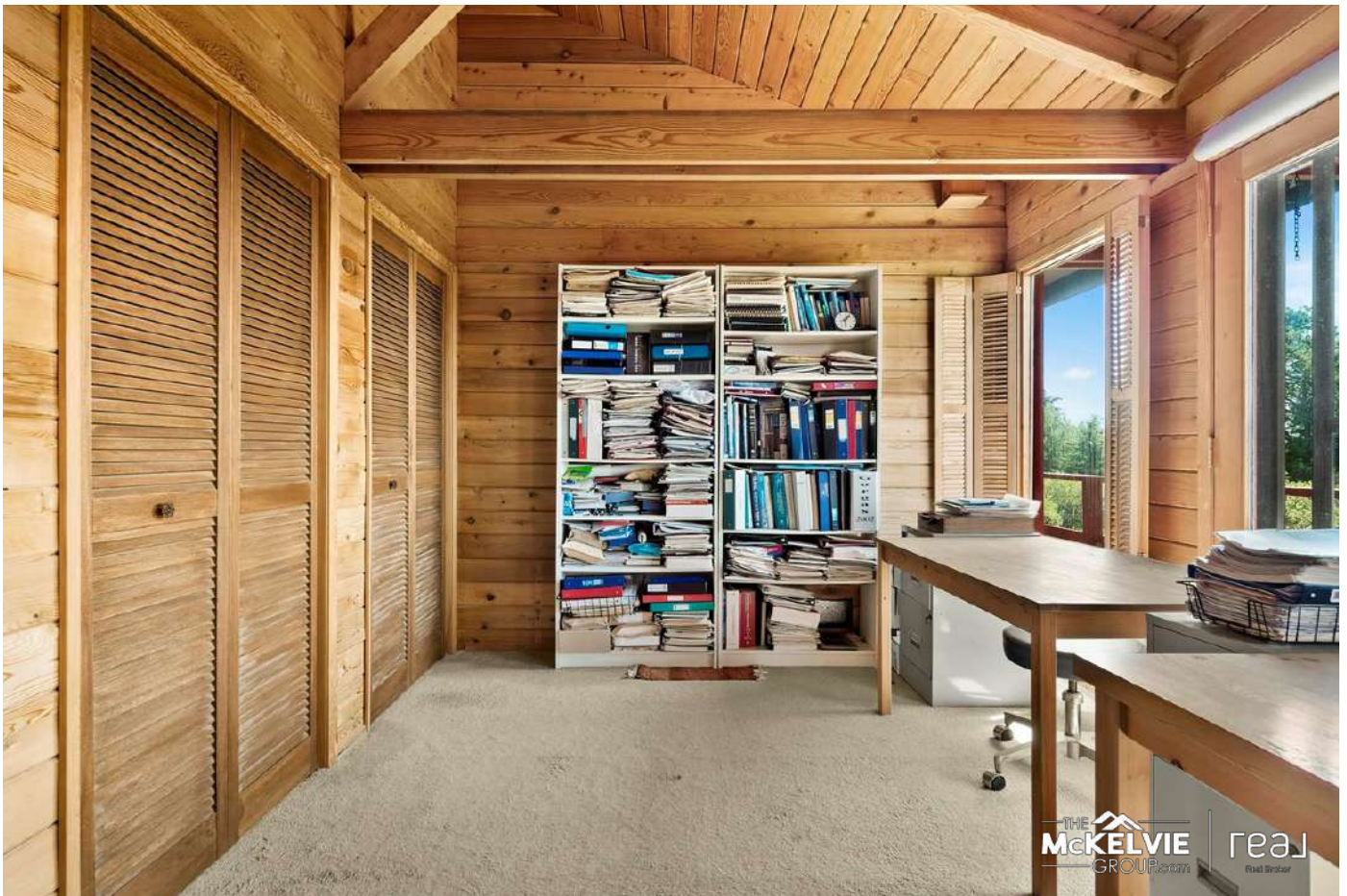


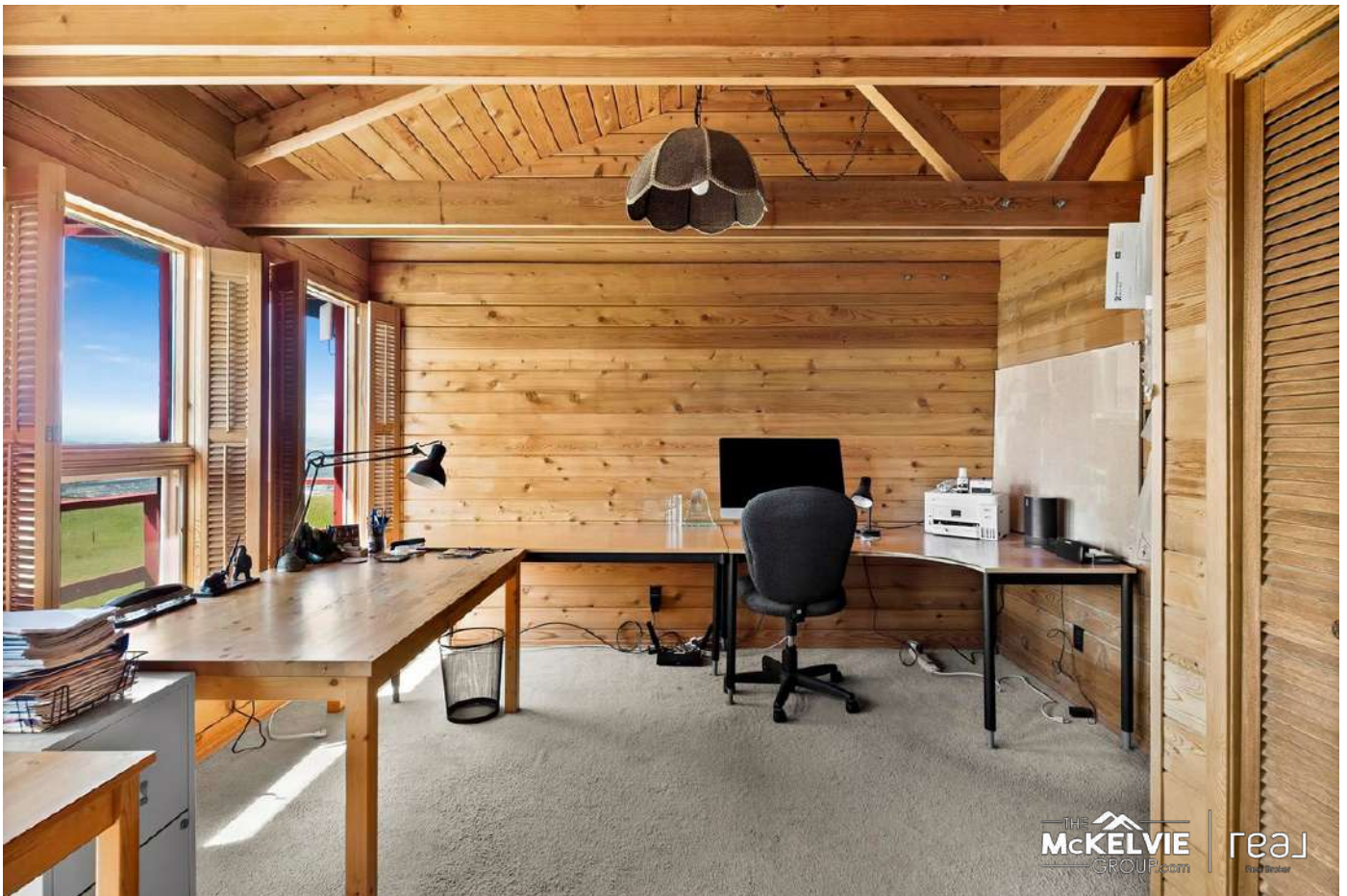












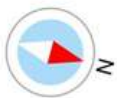
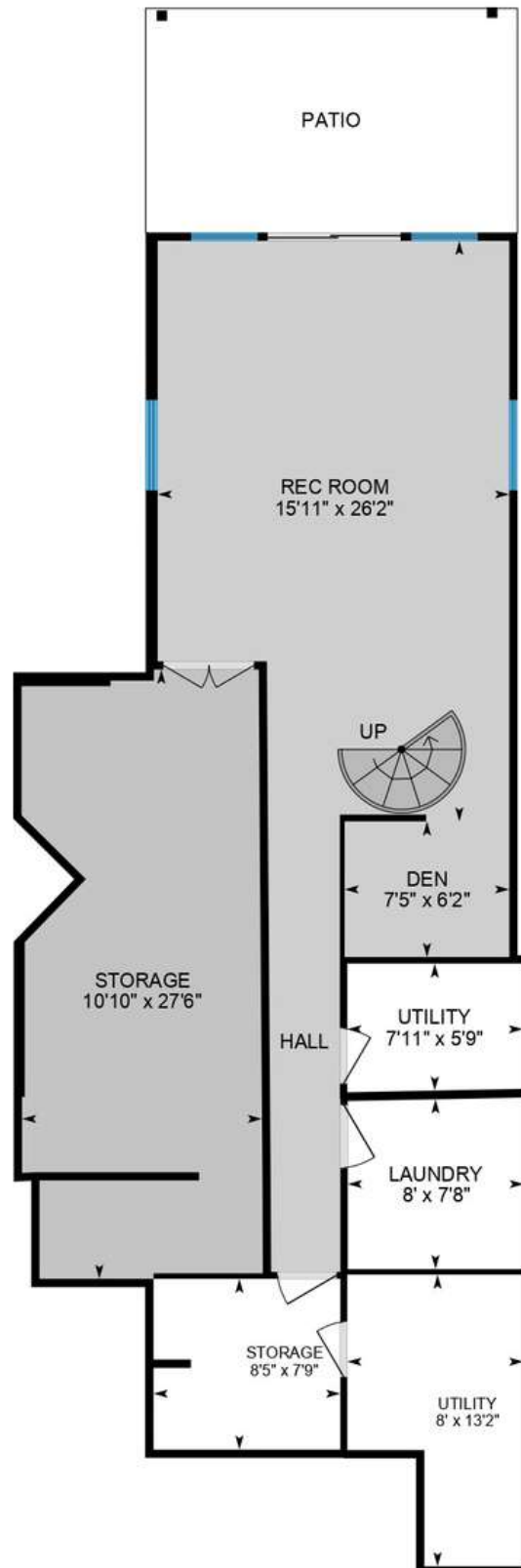
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
854.68 SQ. FT.

INTERIOR AREA:
791.40 SQ. FT.

EXCLUDED AREA:
265.70 SQ. FT.

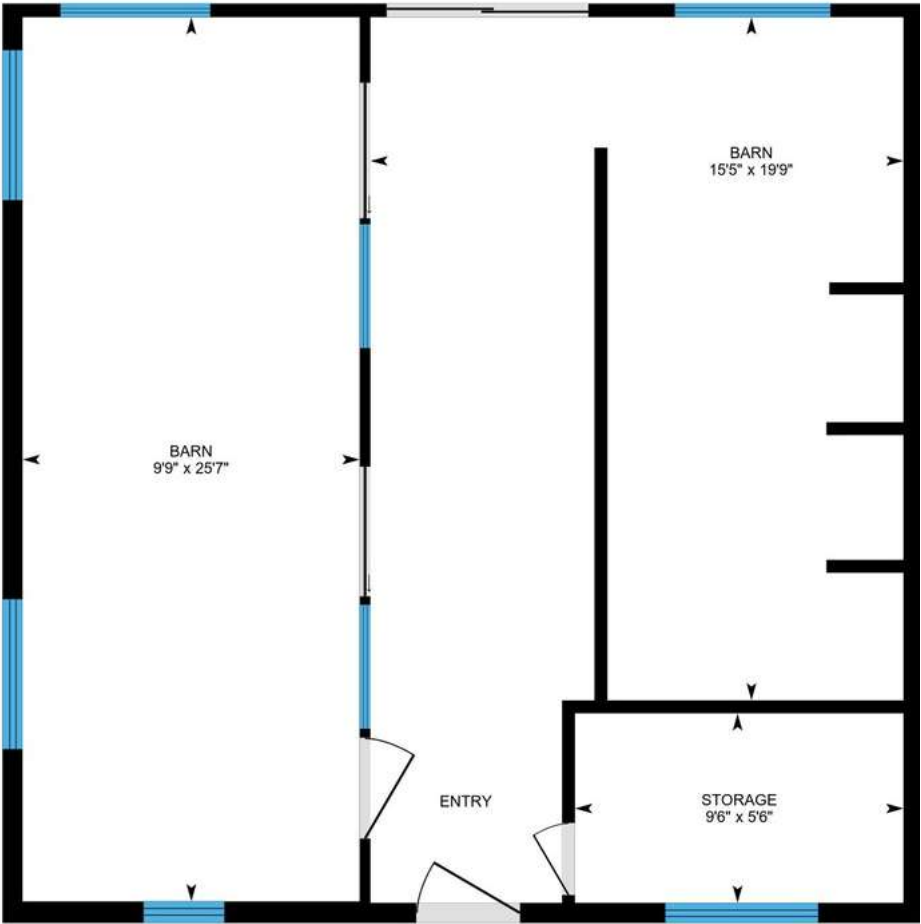




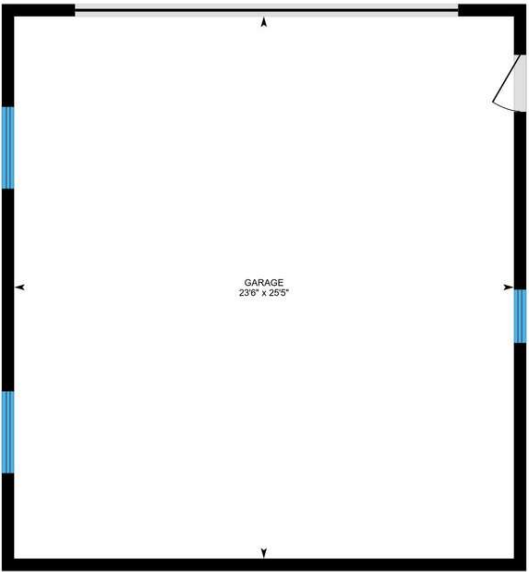


THE FLOOR PLAN

BARN:
EXCLUDED
AREA:
646.59 SQ. FT.



DETACHED GARAGE:
EXCLUDED AREA:
596.76 SQ. FT.



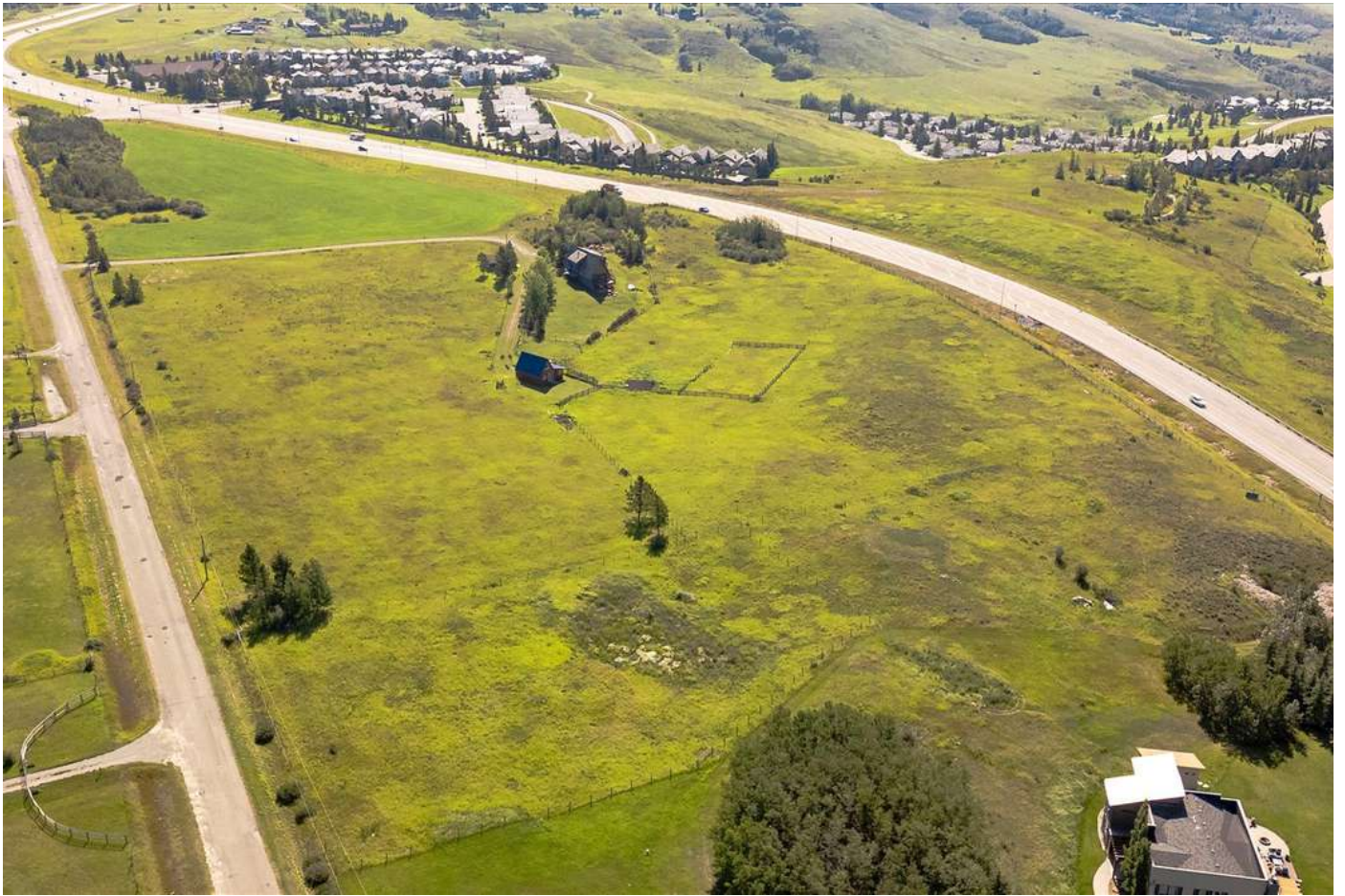








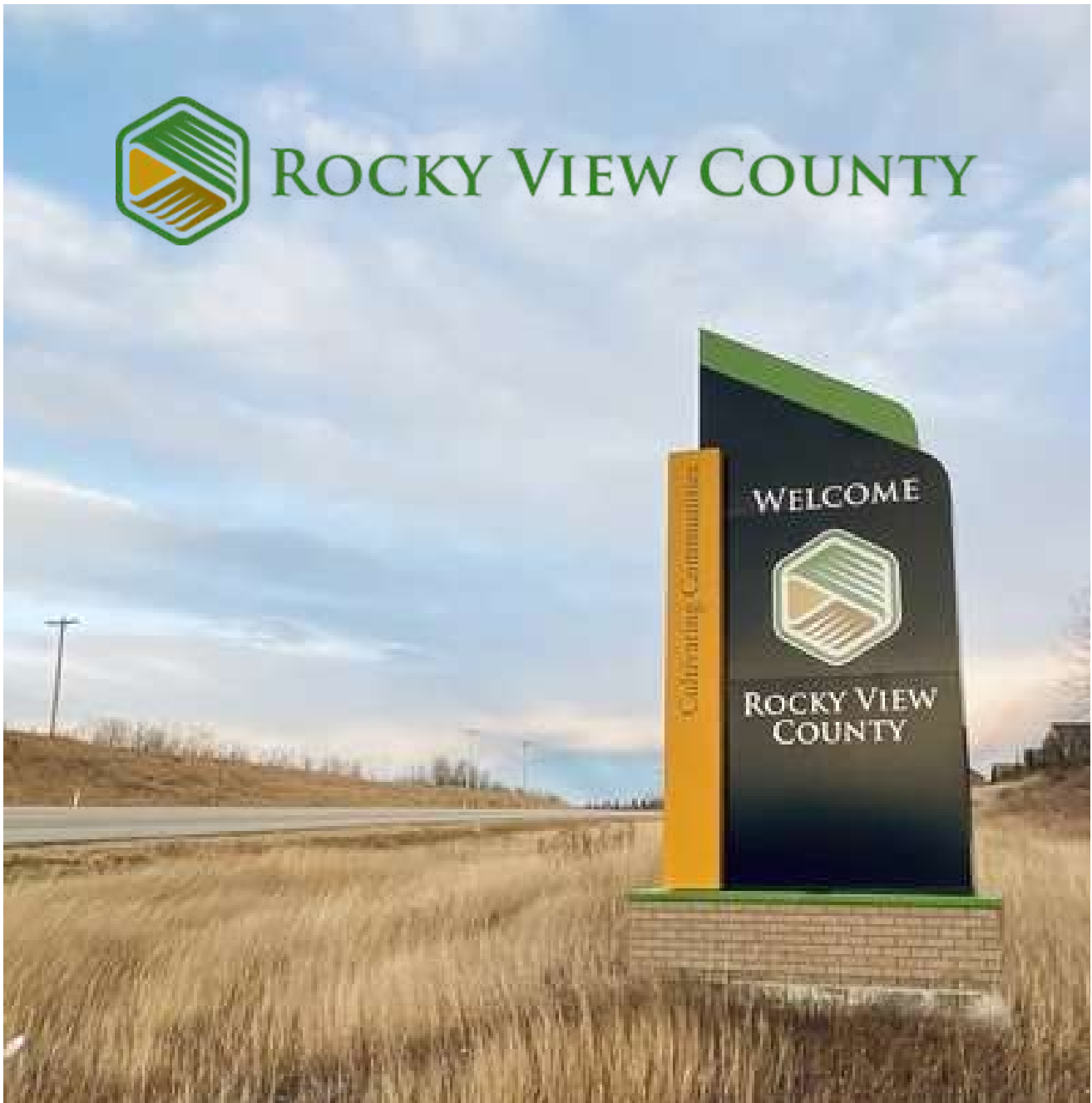




WELCOME TO



ROCKY VIEW COUNTY



— THE **McKELVIE** —
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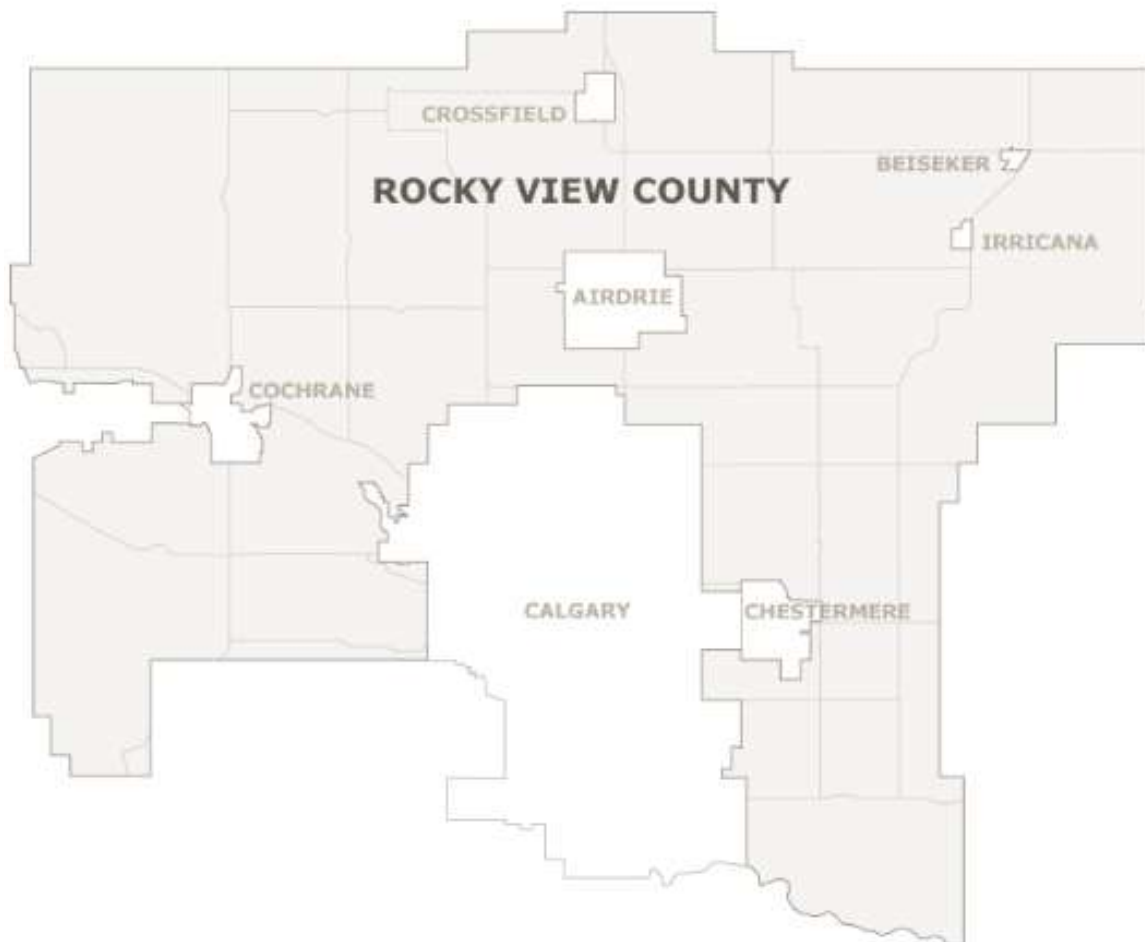
ROCKY VIEW COUNTY

WHERE IS ROCKY VIEW COUNTY?

Rocky View is located in the southern portion of Alberta in the western portion of Canada. The County surrounds the City of Calgary in a horseshoe-shape to the west, north and east.

Rocky View is approximately three hours south of Alberta's capital city, Edmonton, one hour from the Town of Banff in the Rocky Mountains and three and a half hours north of the United States border in the State of Montana.

<https://www.rockyview.ca/where-is-rocky-view>





ROCKY VIEW COUNTY

CONTACTS

Rocky View County

T: 403.230.1401

F: 403.277.5977

questions@rockyview.ca

<https://www.rockyview.ca/contact>

Call 911 for emergency assistance such as fire, ambulance and police service.

County Hall

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Social Media Links:



<https://www.facebook.com/RockyViewCounty>



https://x.com/i/flow/login?redirect_after_login=%2FRockyViewCounty



<https://www.instagram.com/rockyviewcounty/>



<https://ca.linkedin.com/company/rocky-view-county>



ROCKY VIEW COUNTY

DEMOGRAPHICS

<https://www.rockyview.ca/rocky-view-demographics>

POPULATION

- Population: 44,568
- Population density per km²: 10.3 people
- Total private dwellings: 14,714
- Land: 3,829km²
- Total Farms: 1142
- Parks and Recreation land: 2981 acres
- County Roads: 2479km
- Number of Businesses: 2434

AGE

- 17.2% of Rocky View's population are under 15 years old
- 64.8% of Rocky View's population are between 15 to 64 years old
- 17.9% of Rocky View's population are over 65 years old
- 1.6% of Rocky View's population are Over 85 years old
- Average age of the population: 42.4 years old
- Median age of the population: 45.6





ROCKY VIEW COUNTY

HISTORY

<https://www.rockyview.ca/history>

The district of Alberta was created as part of the North-West Territories in 1882. As settlement increased, local representatives to the North-West Legislative Assembly were added. After a long campaign for autonomy, in 1905 the district of Alberta was enlarged and given provincial status, however remaining under the North-West Territories ordinance.



In 1912, the Rural Municipality Act was put in place for towns, villages, rural municipal districts, and improvement districts. The most notable change was the extension of self-government to rural areas. The small improvement districts were dissolved and 55 rural municipalities, each containing nine townships, were created. The Rural Municipality Act stated that 50 per cent of the taxes raised in each township were to be spent on road improvements and the remainder could be spent at Council's discretion. Other changes included electing councillors at large rather than by ward, and taxing according to the cash value of the land without improvements, rather than by acre.

In 1918, the Rural Municipality Act was renamed the Municipal Districts Act, changing the name of rural municipalities to rural districts. This continued until the 1940s when the provincial government restructured the entire system. The 1930s had been a tough time, taxes were hard to collect and road construction had been halted. The reorganization of the new municipal districts was done to create a more stable fiscal base, allowing services and road construction to begin again.



ROCKY VIEW COUNTY

HISTORY CONTINUED...

<https://www.rockyview.ca/history>

In the early 1950s, the provincial government had to correct the problem of overlapping jurisdictions between the municipal districts and school districts. Municipal boundaries were redrawn to include school districts. The existing local municipalities were dissolved in 1955 and amalgamated into the Municipal District of Calgary No. 44. The first meeting of the Municipal District of Calgary was held March 15, 1955. The eight Councillors were Osia Rosenberger, Alois Reumiller, Janus Wray, L.H. Bittle, James Robinson, Robin Echlin, Amos Joyce, and J. Lewis Bull as Reeve.

The name "Municipal District of Calgary No. 44" was unpopular and in December 1955, a contest was held among school children to rename the municipality. The winner, Mr. Leslie Burwash of Balzac, won \$25 for his submission "Rocky View." On January 1, 1956, the name "Municipal District of Rocky View No. 44" became official.

On July 7, 2009, the Municipal District of Rocky View No. 44 officially changed the name to Rocky View County. A new corporate logo and brand were launched in December of the same year.





RURAL LIVING

<https://www.rockyview.ca/rural-living>

Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city.

Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions.

Here are some tips on how you can be a good neighbour in our rural community:

- Farmers and ranchers often work around the clock, especially during calving season in the spring and harvest time in late summer. Nearby agricultural operations may disturb your otherwise quiet surroundings. In most cases, those times will pass, so please be patient.
- Livestock may cause objectionable odors and noise. If you find them annoying, you may want to find a neighbourhood that is more urban.
- Gravel roads generate dust. If you're on gravel roads adjacent to ranch lands and farming operations, drive slowly and with care. Excessive dust can affect both the health of the cattle and the quality of crops in the fields.
- Land preparation may cause dust, especially during dry windy weather.
- Large, slow moving machinery is often transported from field to field during seeding and harvest, and occasionally livestock may get out onto the road. Expect the unexpected and please drive carefully.
- Cattle are occasionally moved on public roads. When you encounter a cattle drive, please pull over to the side of the road and allow the cattle to pass. If a rider directs you to move forward, do so slowly.



ROCKY VIEW COUNTY

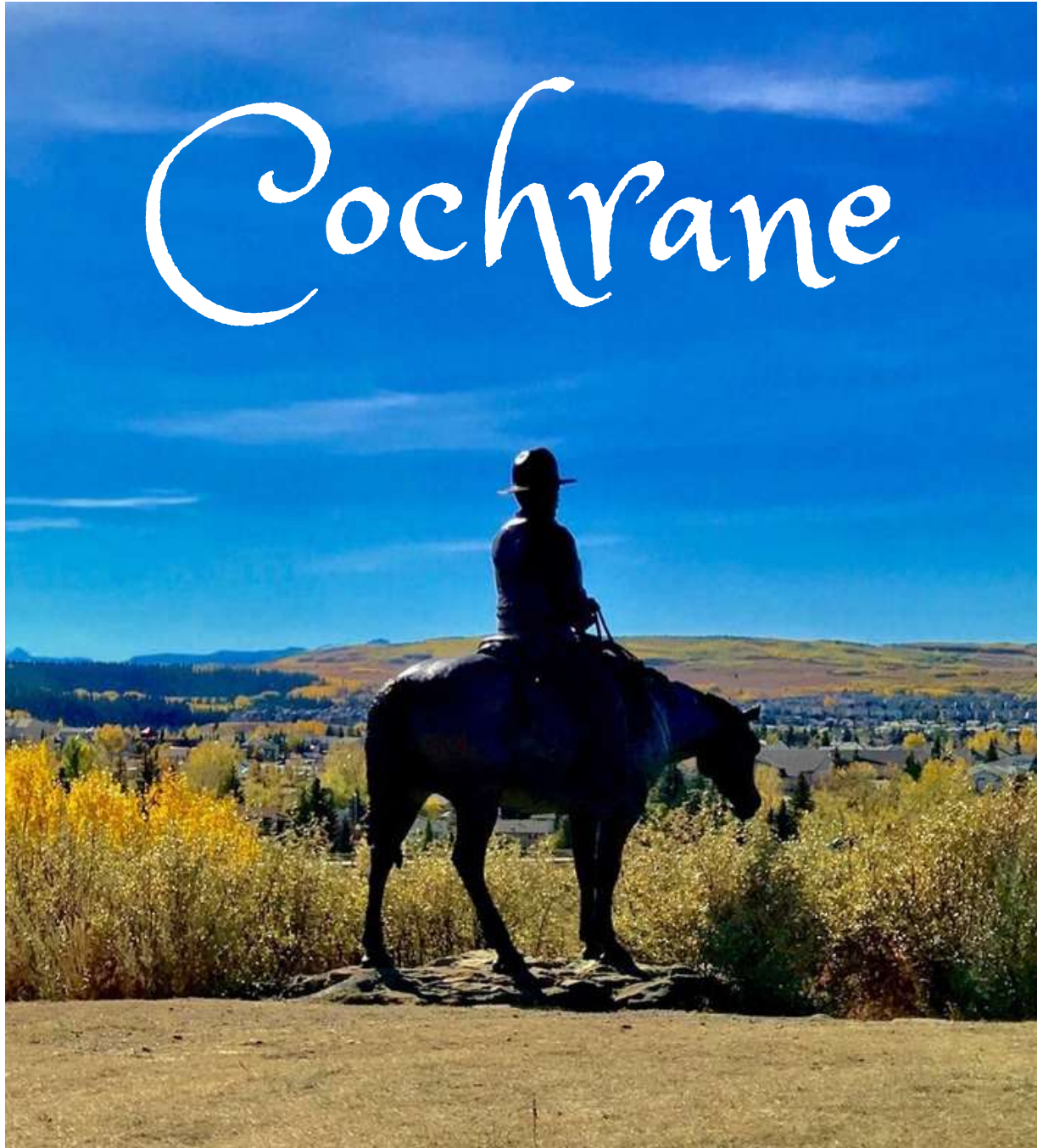
RURAL LIVING

Here are some tips on how you can be a good neighbour in our rural community:

- Herbicides may be used to control invasive weeds that can overtake farmland or native rangelands. Farmers and ranchers, just as all others, must operate within the constraints of public health and safety legislation that dictate the use of these products. Herbicides may legally be applied by airplanes that fly in the early morning and late in the evening. Expect the unexpected.
- The County enforces the Weed Control Act of Alberta. If your property has invasive weeds, it is your responsibility to know and control them. Some plants are poisonous to horses and other livestock.
- Pets / Animals. You are responsible to keep your animals/pets on your property and under your control. Dogs harassing livestock can be shot legally.
- Animals can be dangerous. Cattle, stallions, rams, and boars can attack humans. Do not enter pens or fields where animals are kept.
- Fencing. If you own livestock, it is your responsibility to fence them in, not your neighbor's responsibility to fence them out.
- Firearm use on farms is permitted. Farmers with proper firearms license can shoot animals that are considered pests on their own land.
- Fire permits are required for farmers and acreage owners who live in Rocky View County. Don't burn without a permit.
- Feeding wildlife is dangerous—for wildlife. Enjoy wildlife from a distance and do not feed any wildlife.

WELCOME TO

Cochrane



— THE  —
McKELVIE
— GROUP.com —

real
Real Broker

THE COMMUNITY

Welcome to Cochrane (/kəkrən/ KOK-rən)

Today, Cochrane has a population of over 32,199 and continues to be a small town with a big heart. Located in the heart of Alberta cattle country and the Cowboy Trail, Cochrane is a recreation playground for families, adventure enthusiasts and those seeking rest and relaxation in a beautiful natural setting. Only 20 minutes from Calgary and less than an hour from Banff, with spectacular vistas of the rolling foothills and majestic Rocky Mountains, Cochrane combines a proud western heritage with all the modern conveniences required for a great vacation.



LINKS:

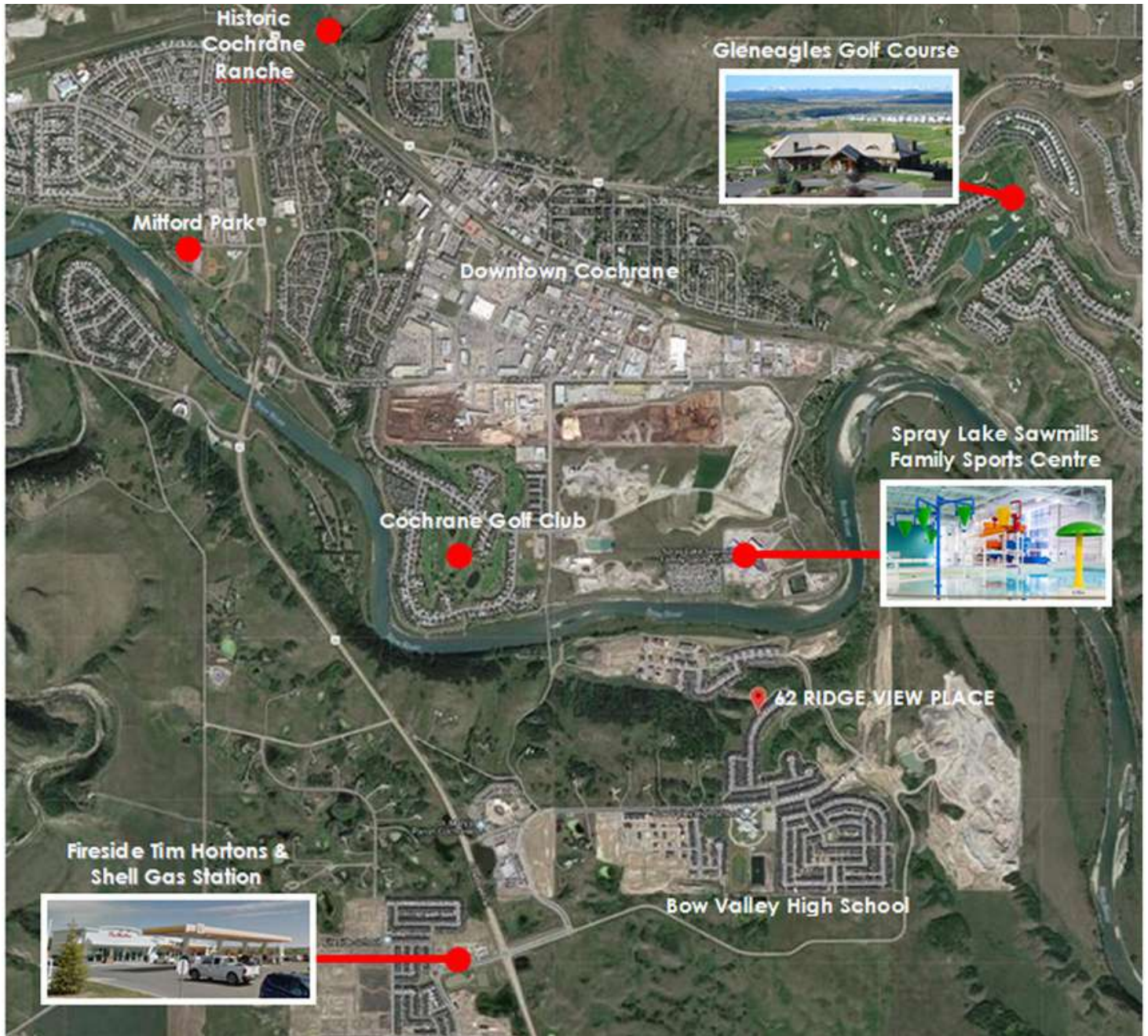
Cochrane Official Website:

<https://www.cochrane.ca/>

Cochrane Tourism Website:

<https://cochranetourism.ca/>

THE COMMUNITY



PARKS

GLENBOW RANCH PROVINCIAL PARK

Hwy 1A between Cochrane and Calgary at Glenbow Road

BIG HILL SPRINGS PROVINCIAL PARK

North on Hwy 22, east 6 km on Hwy 567

HISTORIC COCHRANE RANCHE SITE

Junction of Hwys 1A and 22. Trails/ Picnic Tables/ Firepits/ Outdoor stage

THE COMMUNITY

PARKS

MITFORD PARK

201 West Rock Road

Pathways along the Bow River/ Ball Diamonds/ Soccer Field/ Skateboarding Park/ Washrooms. Mitford Pond at Mitford Park is stocked with trout in the summer.

Children 13 and under can take home a fish. Everyone else must catch and release. In winter, Mitford Pond is maintained for ice skating.

RIVERFRONT PARK

Paths along the Bow River, Disc Golf, Playground, Firepits, Birding, Boat Launch

LINK: PDF of parks, playgrounds and off leash areas.

<https://www.cochrane.ca/parks-recreation>



THE COCHRANE RANCHEHOUSE

101 RancheHouse Road

Cochrane, AB T4C 2K8

Phone: 403-851-2534

<https://cochraneranchehouse.ca/>

Ideal for weddings, corporate and community events, and more!



THE COMMUNITY

PARKS & REC

GOLF

THE LINKS OF GLENEAGLES

100 GlenEagles Drive

403-932-1100

www.gleneaglesgolf.com

COCHRANE GOLF CLUB

240 Riverview Drive

403-932-5103

<https://cochranegolfclub.ca/>

BREWSTER'S KANANASKIS RANCH GOLF COURSE

Ranch Road, Hwy 1X, Exshaw

403-673-2700

www.kananaskisranchgolf.com



RECREATION

SLS SPORTS CENTRE

800 Griffin Rd E . (403) 932-1635

<https://www.slscentre.com/>

FIRESIDE OF COCHRANE FITNESS CENTRE

800 Griffin Rd E, Cochrane, AB

(403) 851-0934

COCHRANE HEALTH & FITNESS CLUB

118 – 1 Avenue

(403) 932-4250

COCHRANE LANES - BOWLING

11-402 Railway St W . (403) 932-5280

<https://sites.google.com/view/cochrane-lanes/>

THE COMMUNITY

PARKS & REC

COCHRANE SWIMMING POOL

800 Griffin Road East

403-932-1635

<https://townpost.ca/events/cochrane/swimmingpool>



ZERO GRAVITY SKATEPARK - COCHRANE

at the intersection of Westrock Road and Highway 22 and is open year-round for bikes and skateboards.

SPORTS FIELDS AND TENNIS COURTS

The Town of Cochrane has eleven soccer pitches, eight ball diamonds and two tennis courts. You can call the facility status line at 403-851-2552 any time to get sports facility status

RODEO

The Cochrane Lions Rodeo Grounds plays a huge role in Cochrane's Labour Day Festivities by hosting the annual Labour Day Rodeo.

OUTDOOR RINK

The Tim Bannister Memorial outdoor rink in the East End is maintained by Town parks staff so it can be used all winter. The rink is kept accessible to hockey players and pleasure skaters of all ages by following one simple rule: hockey at one end and skating at the other.

THE COMMUNITY

RECREATION



COCHRANE PUBLIC LIBRARY

405 Railway Street West

403-932-4353

<http://www.cochranepubliclibrary.ca/>



COCHRANE MOVIE HOUSE

218 Fifth Ave, Cochrane

403-932-7672

<http://www.cochranemoviehouse.com/>



THE COMMUNITY

SHOPPING



1ST STREET SHOPPING

1st Street is the original main street in Cochrane where you can find quaint shops, restaurants and services such as MacKay's Ice Cream, Global Pet Foods Cochrane, The Heavenly Outhouse, Tony's Work and Western Wear, The Vintage Verandah, Kitchen Boutique, Poor David's, Spirit of Oneness/ Earth Rocks! and more...



POINTS WEST - SHOPPING PLAZA

120 Fifth Ave

Centrally located offering a mix of shops and services, including a movie theatre, Shoppers Drug Mart, grocery store, McDonalds, Starbucks, restaurants, banks, & more.



Shopping on Center Ave and Quarry St is a newer area that offers all you need for shops, restaurants and services. Tenants include, Walmart, Canadian Tire, Dollarama, Tim Hortons, Lammles, Subway, Marks, Staples, Bulk Barn, Sport Chek and much more!



THE COMMUNITY

SHOPPING

GROCERY STORES

Walmart Supercentre - 15 Quarry St

Save-On-Foods - 65 Bow St

Mark's No Frills - 210 5th Ave W

Safeway Cochrane - 304 Fifth Ave

M&M Food Market - 31 Bow St



BEARSPAW FARMERS MARKET -

25240 Nagway Road

Starts 1st Sunday in June - End of Sept.

<https://bearspawlions.com/farmersmarket/>



SHOPPING CLOSE BY...

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants and much more.

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, AB T4A 0G3

<https://www.crossironmills.com/en/>

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Only minutes away to all that Crowfoot has to offer, including a Cineplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

THE COMMUNITY

SERVICES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH

OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000
(Switchboard)

HEALTHLink Alberta provides information on diseases, treatments and wellness by telephone and can help you find appropriate health services and information 24 hours a day, seven days a week. Call toll-free: 866-408-5465 (LINK).

WALK-IN CLINIC

WALK-IN CLINIC AT WALMART

by Jack Nathan Health
15 Quarry St, Cochrane
(403) 932-2255
<http://jacknathanhealth.com/>

DENTIST

COCHRANE DENTAL CLINIC

311 1 St E, Cochrane
(403) 932-5498
<http://www.cochranedentists.com/>

VETS

COCHRANE ANIMAL CLINIC LTD

236 River Ave
(403) 932-5875
<http://cochraneanimalclinic.com/>

BIG HILL VETERINARY SERVICE

Bay 3, 124 River Avenue
(403) 932-6160

ARROWHEAD VETERINARY CENTRE

118 2 Ave W, Cochrane
(403) 932-2370
<http://arrowheadvet.com/>

CALL 911 FOR ALL EMERGENCIES

POLICE

Royal Canadian Mounted Police (RCMP)

359 1 St E, Cochrane
Phone: (403) 851-8000

FIRE DEPARTMENT

Cochrane Station 151

20 Grande Blvd, Cochrane
(403) 851-2540

THE COMMUNITY

SCHOOLS

Cochrane schools fall under Rocky View Schools and the Calgary Catholic School District. There is also an active home-schooling network, Cochrane Home Educators.

Rocky View Schools - <http://www.rockyview.ab.ca/>

Calgary Catholic School District - <https://www.cssd.ab.ca/>

Home-schooling network - <http://www.cochranehomeeducators.com/>



ELEMENTARY SCHOOLS

Cochrane Christian Academy (K-8): 403-932-5177

École Elizabeth Barrett Elementary* (K-4): 403-932-3151

Fireside School (K-7): 403-945-402

Glenbow Elementary (K-5): 403-932-4922

Holy Spirit Catholic School** (K-6): 403-500, 2065

Mitford Middle School (K-8) 403-932-4457

École Notre-Dame des Vallées*** (K-8): 403-851-0244

RancheView School (K-7): 403-945-4136

MIDDLE SCHOOLS

Ecole Manachaban Middle School*(5-8): 403-932-2215

HIGH SCHOOLS

Bow Valley High School (9-12): 403-932-9005

Cochrane High School* (9-12): 403-932-2542

St. Timothy School** (7-12): 403-500-2106

LINK: <https://www.cochrane.ca/407/Schools>

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