

# \$1,695,000 - 108 Pleasant View Heights, Rural Rocky View County

MLS® #A2241416

**\$1,695,000**

4 Bedroom, 4.00 Bathroom, 2,929 sqft  
Residential on 8.45 Acres

NONE, Rural Rocky View County, Alberta

Discover an extraordinary opportunity at 108 Pleasant View Heights—a legacy property where stunning natural beauty meets remarkable investment potential. This isn't just a home; it's a private 8.5-acre sanctuary on a quiet cul-de-sac. With unobstructed 180-degree mountain views and just a 6-minute drive to Cochrane, this property offers the perfect blend of serene acreage living and strategic development possibilities. The true value of this land lies in its future. With almost 8.5 acres, it presents a rare opportunity for subdivision or other creative ventures. The upcoming extension of municipal water and sewer to the property line opens up even more possibilities (subject to Rocky View County bylaws and approvals). Whether you envision a multi-generational estate or unlocking investment potential with additional parcels, the opportunities here are vast and exciting. The family home, with nearly 3,000 square feet above grade, is a masterpiece of design. Inside, a grand spiral staircase, four generous bedrooms, and an abundance of natural light create a warm and inviting haven. The main floor features a spacious living room, a large kitchen, formal dining, a main-floor office, and laundry. You'll love the massive covered sunroom on the main level and a secondary covered sunroom upstairs. Above the attached triple garage, a huge bonus room with floor-to-ceiling windows



and a cozy fireplace provides the perfect spot to unwind while soaking in those spectacular views. Enjoy a triple garage with in-floor heat and a large paved driveway, providing ample space for vehicles and hobbies. Outside, mature trees create a private, serene oasis. This property offers the best of both worlds: the peaceful tranquility of acreage living with easy access to all that Cochrane has to offer. Commute easily to excellent schools, diverse shopping, and outstanding recreational facilities like the SLS Centre. From downtown boutiques to endless outdoor adventures, Cochrane provides an active and fulfilling lifestyle. This is more than just a house; it's a legacy property offering a unique blend of natural beauty, spacious living, and incredible investment potential.

Built in 1995

**Essential Information**

MLS® #	A2241416
Price	\$1,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,929
Acres	8.45
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey Split
Status	Active

**Community Information**

Address	108 Pleasant View Heights
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4C 2B3

### Amenities

Parking Spaces	10
Parking	Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Treed, Views
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	24
Zoning	R-RUR

### Listing Details

Listing Office	Royal LePage Benchmark
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