

263259 FORESTRY TRUNK ROAD

Rocky View County, Alberta

Architect-designed mountain-lake estate on 4+/- acres | 3,800+ developed sq ft walkout bungalow | 180-degree unobstructed Rocky Mountain views | Backing onto Beaupre Lake

LOCATION & SETTING

- 4.5+/- acres, 10 minutes west of Cochrane, 45 minutes to Canmore
- Backs onto Beaupre Lake (spring-fed)
- 180-degree unobstructed Rocky Mountain views
- 1 minute from Ghost Lake General Store, 4 minutes from Ghost Lake
- Resident wildlife: deer, bald eagles, hawks, owls, migrating Trumpeter Swans (April/October), frogs, coyotes
- Native wildflower meadow throughout the property

KITCHEN & BUTLER'S PANTRY

- Chef's kitchen with walnut-slatted ceiling
- Floor-to-ceiling custom cabinets, pull-out pantry drawers
- Upgraded Fisher & Paykel appliances: double wall oven, 5-burner gas cooktop with pot filler
- 4'x10' quartz waterfall-edge island, seating for 4
- 36"x72" Blanco farmhouse sink
- Butler's pantry: second dishwasher, built-in microwave, Corian counters
- Roughed-in dumbwaiter (garage to butler's pantry)

PRIMARY SUITE

- Main floor, floor-to-ceiling windows — lake, mountain, and night-sky views
- Custom ambient lighting, slatted-wood feature wall
- Ensuite: freestanding soaker tub on raised floor
- Double sinks in floating built-in cabinet
- Large walk-in shower with 2 rain shower heads
- Built-in towel warmer; in-floor heat
- Large walk-in closet with built-ins and vanity/make-up area

OUTDOOR LIVING

- 900 sq ft luxury covered deck off the dining room, 7-ft glass partitions
- 2 gas outlets on deck
- Gemstone lights, front and upper deck
- Cedar-framed firepit area with Gobeel programmable lighting
- Cedar pergola in the back yard
- Private outdoor sauna
- 5 exterior hose bibs, including deck and outbuilding

SMART HOME & SYSTEMS

- Somfy hard-wired power blinds
- Lutron automated lighting
- Hard-wired internet, with Starlink satellite backup
- Ceramic classic grey tile floors throughout

ARCHITECTURE & BUILD

- ~3,800+ finished sq ft of living space, walkout bungalow
- Designed by Design 2 Group (featured in Architectural Digest); built by Kingsmith Builders
- Butterfly roof design; H-frame entry frames mountain/lake views
- Stucco exterior with EIFS system (approx. +6 R-value over standard)
- Floor-to-ceiling windows throughout
- In-floor heat: primary ensuite, lower level, garage
- Central air conditioning

MAIN FLOOR LIVING

- Living room with massive windows pulling mountain/lake views through the glass
- Custom 3-way fireplace by Alberta Metal Works (5-ft insert) between living and dining rooms
- Dining room opens onto massive, covered deck
- Walnut-slatted feature wall in dining room
- Main-floor office with his/her built-in desks, hard-wired internet, ideal for remote work
- Main-floor 2-piece bathroom

LOWER LEVEL (WALKOUT)

- Custom-built wood staircase with display feature leading down
- Family room with roughed-in wet bar
- 2 bedrooms, plus flex room (gym, office, or craft room)
- 3-piece bathroom with steam shower
- Locker room/mudroom off garage entry
- Walkout to coloured concrete patio and back yard views

GARAGE, SHOP & PARKING

- Attached 3½ car garage, 1 oversized door, 2 EV chargers, in-floor heat
- Carport
- Detached 1440 sq ft Goodon shop — insulated, heated, huge separate storage room
- Separate RV area beside shop: septic dump, 220-amp service, firepit, perfect for long term guests
- Razphalt driveway (dust/mud-free), ample outdoor parking
- Well and septic system/field