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96012 198 Avenue W
Rural Foothills County, Alberta

MLS # A2275010



\$5,749,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,129 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	29.79 Acres		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Views, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-22-2-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 3 A/C's, 2 Bar Fridges, 3 Dishwashers, 2 Dryers, 1 electric cook top, 2 Built in microwaves, HRV System, Built in oven, Electric stove, 2 Range Hoods, 2 Refrigerators, 2 Washers, Freezer, Venetian blinds, Projector and screen, Speakers, 4 garage door openers with remotes, Lutron Radora 2 System, Shed, It tower, Security system with cameras with alarm

This SPECTACULAR LIFESTYLE PROPERTY defines the ULTIMATE COUNTRY ESTATE, set on a STUNNING + PRIVATE 29.79 ACRES IN FOOTHILLS COUNTY. Offering POTENTIAL FOR SUBDIVISION into 3-6 LOTS (w/ MD APPROVAL), this is a RARE OPPORTUNITY to secure a premier estate w/LONG-TERM DEVELOPMENT + INVESTMENT POTENTIAL. The CUSTOM-BUILT 2-STOREY WALK-OUT residence offers an IMPRESSIVE 10,629 SQ FT of FULLY DEVELOPED LIVING SPACE (6,128 SQ FT AG + 4,158 SQ FT BG), complemented by an OVERSIZED HEATED ATTACHED TRIPLE GARAGE (45'2" X 24'10") + BREATHTAKING VIEWS. Thoughtfully designed as 1 RESIDENCE W/2 DISTINCT LIVING SPACES, the home provides exceptional flexibility for PRIVATE GUEST ACCOMMODATION or SEAMLESS MULTI-GENERATIONAL LIVING — all while maintaining the elegance + cohesion of a single estate. With 5 BEDROOMS, 6 FULL & 2 HALF BATHS, along w/a SPA ROOM, WINE CELLAR, + FULL THEATRE, this ARCHITECTURAL SHOWPIECE delivers a refined balance of LUXURY, COMFORT, + PRIVACY. From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13'5" CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR w/sophisticated design, feat. a formal FOYER, LIVING ROOM W/GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING. The CHEF-INSPIRED KITCHEN is a true culinary haven w/MIELE BUILT-IN APPLIANCES, including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE, QUARTZ COUNTERTOPS, GLASS BACKSPLASH, + a FULL WALK-IN PANTRY. Adjacent is a COFFEE STATION, FORMAL DINING AREA, + BREAKFAST NOOK — bathed in natural light

and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS. The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY feat. a LUXURIOUS 6-PC SPA-STYLE ENSUITE w/DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET W/CUSTOM BUILT-INS. The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM, OFFICE/STUDY W/SHELVING, + a generous MUDROOM W/LOCKERS + BENCH SEATING – each space reflecting THOUGHTFUL DESIGN + ELEVATED COMFORT. The 2 Level has 2 GENEROUS BEDROOMS each w/WALK-IN CLOSETS + ENSUITES, along w/a 49' BONUS ROOM, perfect for relaxation, play, or media use. The WALK-OUT BASEMENT includes a LARGE FAMILY ROOM, FULL HOME THEATRE, STEAM BATH, SAUNA, HIDDEN ROOM, OFFICE, WINE CELLAR W/TEMPERATURE CONTROL, WET BAR, + a PRIVATE GUEST RETREAT complete w/a LIVING ROOM, KITCHEN, BEDROOM, BATHROOM, LAUNDRY, + FLEX SPACE — reinforcing the home’s DUAL LIVING CONFIGURATION WITHIN ONE RESIDENCE. Multiple DECKS + PATIOS further expand the property’s functionality + charm w/a COVERED PATIO, including a HOT TUB DECK, SIDE SEATING AREA, + ENTERTAINMENT PATIOS for year-round enjoyment. Features: In-Floor Radiant Heat, Triple Glazed Double Low, a SOPHISTICATED Mechanical Room, Sprinkler Systems, Smart Home Features + MORE. Set in a PRIVATE, DESIRABLE LOCATION MINs to CALGARY, this home offers the FINEST ELEMENTS OF RURAL ESTATE LIVING w/the ADDED BONUS of FUTURE SUBDIVISION POTENTIAL — a TRULY RARE COMBINATION of LUXURY + LAND VALUE + DEVELOPMENT OPPORTUNITY.