



780-978-7122
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546017 104 Street E
Rural Foothills County, Alberta

MLS # A2304384



\$4,999,999

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 5,567 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 6 | Baths: | 8 |
| Garage: | Double Garage Detached, Electric Gate, Garage Door Opener, Garage Faces | | |
| Lot Size: | 49.52 Acres | | |
| Lot Feat: | Back Yard, Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Pa | | |

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|--------------------|---|-------------------|--------------|
| Heating: | Boiler, Central, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas | Water: | Well |
| Floors: | Carpet, Concrete, Hardwood, Marble, Stone, Tile, Wood | Sewer: | Septic Field |
| Roof: | Rubber, Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 25-18-29-W4 |
| Exterior: | Concrete, ICFs (Insulated Concrete Forms), Stone, Wood Frame | Zoning: | A |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Central Vacuum, Chandelier, Crown Molding, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vinyl Windows

Inclusions: n/a

Where privacy and function meet classic elegance. Set on 49.50 breathtaking acres tucked into a secluded valley just moments from town, this timeless estate offers a rare blend of luxury, serenity, and country lifestyle living. Spend summer days floating along your private access creek with lazy-river hideaways, surrounded by fountains, mature trees, and mature perennial gardens reminiscent of a private park. There is even a private playground and sports field. The property is well suited for animals and includes a barn, shop (with hoist)(6 overhead doors, 5 openers), treehouses, and charming outbuildings ideal for studios or retreats. The sprawling 5,500 sq.ft. residence features 6 bedrooms 8 bathrooms plus a beautifully crafted library with murphy bed and a finished basement. Most bedrooms offer private baths and Victorian-inspired fireplaces with views from every window. The primary/master bedroom is complete with balcony overlooking the solarium, a clawfoot tub, fireplace, and separate walk-in closets. A grand two-storey living room, formal dining room, office with private entry, and outdoor fireplace gathering area complete this storybook estate. An idyllic setting brought beautifully to life, just minutes from High River. This property is all about details. And a big bonus, asphalt drive way extends though out the property . Booking your viewing today to see for yourselves all that this property has to offer!