



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

386065 96 Street W
Rural Foothills County, Alberta

MLS # A2214578



\$3,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,521 sq.ft.	Age:	2006 (19 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	75.18 Acres		
Lot Feat:	Views		

Heating:	In Floor, Forced Air	Water:	See Remarks, Well
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	13-20-2-W5
Exterior:	Composite Siding, Stone	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub; Alarm system equipment; Ice rink lights; 2nd bar fridge; downstairs refrigerator; media room projector (as is), screen, speakers and surround sound system; Furniture in media room; Window seat cushions; Stalls; Waterers (x3); Shelters; Dog watch line, collars (x2) Portable fencers.		

Welcome to a rare opportunity to own a truly exceptional property, where sweeping mountain views and superior craftsmanship combine to create the ultimate Alberta lifestyle. From the moment you arrive, you'll be greeted by some of the most jaw-dropping vistas in Western Canada. This custom-built Craftsman-style bungalow offers timeless architecture, thoughtful design, and unparalleled quality throughout. Inside, you'll be captivated by handcrafted timber frame accents, a grand curved staircase, a floor-to-ceiling stone fireplace, and an elegant study/library perfect for showcasing your book collection. With seven spacious, light-filled bedrooms, this home easily accommodates family and guests alike. The gourmet kitchen is an entertainer's dream—featuring dual islands, granite countertops, a Miele double oven, gas range with pot filler, prep sink, butler's station, and a walk-in pantry. The adjacent dining area is framed by three walls of windows, offering stunning panoramic views to elevate every meal. Throughout the home, rustic wood beams, solid wood doors, tray ceilings, crown moulding, wide-plank hardwood floors, and vaulted ceilings emphasize craftsmanship and warmth. The primary suite is a serene retreat, with expansive windows, direct access to the west-facing deck, and a spa-like ensuite with a deep soaker tub and walk-in rain shower. The walkout lower level features 10-foot ceilings, a wood-burning fireplace, a games area, classroom or hobby space, home gym, and media room. A spiral staircase on the south end leads to a charming reading nook, while in-floor heating ensures cozy comfort throughout the year. Step outside to a property that's fully equipped for whatever your dreams may be. The oversized, heated triple garage offers exceptional functionality. Above it, discover a dedicated office suite with a

meeting room, fireplace, bathroom, private office, and deck overlooking the mountains—an ideal workspace. Additional features include a 40' x 80' heated shop with 14-foot overhead doors, a mezzanine, bathroom, and an attached barn with three stalls—perfect for equestrian or livestock use. The land is ready to go with fencing, pens, shelters, automatic waterers, a hay field, and wooded areas for natural shade and shelter. Evenings here are magical—gather around the sunken fire pit under the stars or enjoy winter games on your private hockey rink, complete with its own hydrant for flooding. Finish with a soak in the Hot Tub. A high-producing 10 GPM water well (2004) ensures ample water supply, and the oversized septic system is built to support the home's capacity. Bonus: A 4.82-acre parcel from the total 80 acres holds its own title and private well, offering additional flexibility or future opportunity. It's difficult to find a single room in this home that doesn't frame a postcard-worthy view. Properties of this calibre are incredibly rare—this is Alberta living at its finest. Please reach out for additional information.