



**GRASSROOTS**  
REALTY GROUP

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**60037 Township Road 263A**  
**Rural Rocky View County, Alberta**

**MLS # A2224884**



**\$12,275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey, Acreage with Residence		
<b>Size:</b>	8,765 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	6 full / 2 half
<b>Garage:</b>	Front Drive, Garage Faces Side, Quad or More Attached, Triple Garage Attached		
<b>Lot Size:</b>	117.91 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Gazebo, Landscaped, Lawn, Many Trees, Native Plants		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other, Tile, Wood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Concrete, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	24-26-6-W5
<b>Exterior:</b>	Stone	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	All furnishings, utensils, bedding and linens		

Welcome to one of Alberta's most iconic luxury estates — a once-in-a-lifetime offering set atop 110 acres of pristine land with commanding views of Ghost Lake and the surrounding Rocky Mountains. This extraordinary property masterfully blends timeless European-inspired architecture with modern sophistication, setting a new standard for luxury living. Spanning over 21,000 square feet of total living space, this custom-built residence is a true architectural masterpiece. Designed for both grand entertaining and private retreat, the home features 7 opulent bedrooms, 8 spa-like bathrooms, and an exceptional array of lifestyle amenities. From the moment you arrive via the private winding drive, the estate makes a commanding impression with dramatic rooflines, custom stonework, and symmetrical grandeur. Inside, every detail has been meticulously curated. A double-height foyer welcomes you with a sweeping staircase, ornate railings, and exceptional hand-finished elements. Oversized formal living and dining rooms offer panoramic vistas of the mountains, while expansive windows flood the interiors with natural light. The chef's kitchen is a dream — complete with commercial-grade appliances, marble surfaces, custom cabinetry, and a spacious butler's pantry, ideal for both intimate family dinners and large-scale events. Designed for inspired living, the home also includes:

- A private 18-seat theatre
- A two-story wood-paneled library with a fireplace and spiral staircase
- Multiple home offices
- A heated indoor saltwater pool under cathedral ceilings with French doors opening to nature
- Large Wine Cellar

The primary suite is a sanctuary unto itself, with a private fireplace, lounge, walk-out patio, luxurious ensuite, and dual dressing rooms. Each of the six guest suites offers its own private bathroom, ensuring absolute

comfort and privacy for family and guests alike. Car enthusiasts will appreciate the two triple-car garages, seamlessly integrated into the estate's architecture. Beyond the home, the property offers a basketball court, playground, moated Gazebo and invites exploration with trails, meadows, and panoramic views in every direction. This estate isn't just a residence — it's a private kingdom, a wellness retreat, and a work of art nestled in one of Alberta's most breathtaking landscapes.