

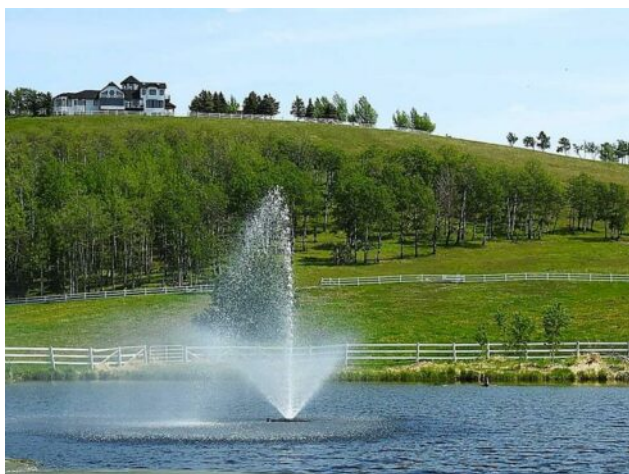


GRASSROOTS
REALTY GROUP

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100, 274256 272 Street W
Rural Foothills County, Alberta

MLS # A2228910



\$5,950,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,851 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Heated Garage, Oversized, Paved, Quad or More Attached		
Lot Size:	122.12 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Boiler, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Engineered Septic, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-21-3-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Wired for Sound		

Inclusions: 6 burner Gas Stove, 2 Dishwashers, Kitchen aide Refrigerator, double wall ovens, Microwave, Downstairs Electric Stove, Refrigerator, Dishwasher, all gates, Stalls in barn, Working cattle pens and cattle handling tub and squeeze, Shop kitchen Electric stove, commercial refrigerator, microwave, media room projector and screen, Infrared Sauna, fridge in barn, 500 gal diesel tank, 250 gal gas tank and stands.

Wow! This might be the most beautiful view of the rolling foothills and Rocky Mountains, on 122 acres West of Millarville. A nice mix of pasture, aspen, large spruce trees, and a 360 degree, top of the world view, from the large hill at the center of the property. This full range mountain view which will never be equaled, overlooks the rolling hills, pond, fountain & even a glimpse of the towers in downtown Calgary. Anticipation grows as you roll up the wide, 1 km paved driveway right up to your over the top, 4851 sq ft (8613 total) , "Mansion on the hill". As you walk in the foyer, with the most spectacular views as the back drop, the slate and hickory floors, roll into a lighted water feature on the soaring stone fireplace, at the center of this wide open vaulted floor plan. The great room connects seamlessly to a sunlight solarium & executive gourmet kitchen, featuring 6 burner gas cook top , double ovens, 2 dishwasher's, and 2 tastefully types of granite on the counter tops and island. Other features of this grand structure are, rubber roofing, basement to 3rd level elevator, main floor guest suite with 3 pc ensuite, a 106 inch projector screen in a movie goers delight media room, full fitness studio with cork flooring, walk in butlers pantry, 2 laundry rooms, 650 bottle temperature controlled wine room, infrared sauna, and a full kitchen for entertaining in the poker room/rec room, of the walkout basement. The third level studio and lookout tower are literally the crowning jewel on this estate. Need your space? The master suite will be your great escape, with a 5 pc spa like ensuite, large walk in closet, custom cabinets, and that huge view to wake up to every morning will make you so thankful to be living out west. With 5 guest/family bedrooms there is so much opportunity to entertain family and friends. Each room maximizing on that spectacular Foothills - Mountain view. For the

kids, grandkids this place is going to be all about being outside on the large children's playground, which is easily supervised from the comfort of the power screened gazebo, or on the cut trails that crisscross the property through the large stands of evergreen forest. There is active springs throughout the land, & 2 Large ponds for livestock and wildlife. With plenty of pasture this property is completely set up as a small ranch holding. Main road access to the fully paved ranch yard, features full cattle working pens, a horse barn w/ 6 top of the line pillow soft box stalls, individual waterers, 2 cattle stalls, wash rack, tack room and a 40x64 ft entertainment area with wet bar and washrooms in the barn loft. Wait, there's also a 34 x 86 heated insulated shop, with mezzanine, workshop, washroom and a full kitchen to feed your cattle wrestling work crew. Such a complete over the top executive package. Come take a look at this 122 acre ranch west of Millarville with the most beautiful view. Wow!! Purchase Price does not include GST. Do not enter without permission.