



**GRASSROOTS**  
REALTY GROUP

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**96012 198 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2230002**



**\$6,495,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	13-22-2-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 Radiora 2 System, Shed, It tower, Security system with cameras with alarm

This SPECTACULAR LIFESTYLE PROPERTY is the ULTIMATE COUNTRY ESTATE, offering a REMARKABLE 10,629 SQ FT of fully developed living space across a CUSTOM-BUILT TWO-STOREY WALK-OUT HOME, SEPARATE GUEST LIVING QUARTERS, an OVERSIZED HEATED ATTACHED TRIPLE GARAGE 45'2" X 24'10", and BREATHTAKING VIEWS! Set on a stunning and private 29.79 ACRES IN FOOTHILLS COUNTY, with 5 BEDS, 6 FULL & 2 HALF BATHS, a SPA ROOM, WINE CELLAR, + THEATER ROOM, this ARCHITECTURAL SHOWPIECE delivers LUXURY, SPACE, + PRIVACY. Ideal for families, entertainers, and professionals seeking REFINED RURAL LIVING WITH URBAN CONVENIENCE. From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13' CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR with sophisticated design, featuring a formal FOYER, LIVING ROOM WITH GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING. The CHEF-INSPIRED KITCHEN is a true culinary haven with MIELE BUILT-IN APPLIANCES including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE. QUARTZ COUNTERTOPS, GLASS BACKSPLASH, and FULL WALK-IN PANTRY complete the space. Adjacent are a COFFEE STATION, FORMAL DINING AREA, and BREAKFAST NOOK - bathed in natural light and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS. The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY featuring a LUXURIOUS 6-PIECE SPA-STYLE ENSUITE with DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET WITH CUSTOM BUILT-INS. The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM,

OFFICE/STUDY WITH DISPLAY SHELVING, + a generous MUDROOM WITH LOCKERS AND BENCH SEATING &ndash; each space reflecting THOUGHTFUL DESIGN and ELEVATED COMFORT. The UPPER FLOOR hosts 2 GENEROUS BEDROOMS, with WALK-IN CLOSETS, ENSUITES, along with a 49-FT 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 WITH TEMPERATURE CONTROL, WET BAR, + a PRIVATE GUEST RETREAT complete with LIVING ROOM, KITCHEN, BEDROOM, BATHROOM, LAUNDRY + FLEX SPACE. COVERED PATIOS include a HOT TUB DECK, SIDE SEATING AREA, + ENTERTAINMENT PATIOS for year-round enjoyment. Built for ENTERTAINING and MULTI-GENERATIONAL LIVING, this home features IN-FLOOR RADIANT HEAT, MULTIPLE FIREPLACES, a SOPHISTICATED MECHANICAL ROOM, SPRINKLER SYSTEMS, SMART HOME FEATURES, + generous STORAGE. The DETACHED GARAGE and accessory buildings include a 23' x 23' WORKSHOP, PARTY ROOM, and ADDITIONAL STORAGE AREAS. Multiple DECKS & PATIOS further expand the property's functionality and charm. Set in a PRIVATE, DESIRABLE LOCATION JUST MINUTES TO CALGARY, this home offers the FINEST ELEMENTS OF RURAL ESTATE LIVING with UNCOMPROMISING LUXURY. It has IMPECCABLE DESIGN, PREMIUM FINISHES, this is a ONCE-IN-A-LIFETIME OPPORTUNITY to own one of SOUTHERN ALBERTA'S MOST EXCEPTIONAL PROPERTIES. This ONE is a SHOWSTOPPER with 20- Virtually Staged Photos, This TURN-KEY, POLISHED, and READY TO IMPRESS!