



**GRASSROOTS**  
REALTY GROUP

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48017 Harvest Lane E  
Rural Foothills County, Alberta

MLS # A2270921



**\$2,999,880**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,645 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	8 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Electric Gate, Enclosed, Gated, Heated Garage, Oversized, Paved		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Paved, Private, Treed		

<b>Heating:</b>	Combination, In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Marble	<b>Sewer:</b>	Mound Septic, Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-22-29-W4
<b>Exterior:</b>	Concrete, Silent Floor Joists, Stucco	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
<b>Inclusions:</b>	NA		

Located only seven minutes from Calgary and across the street from the Carnmoney Golf & Country Club, this exquisite acreage epitomizes luxury and exceptional design. Spanning just under 9,000 sq/ft of living space across three levels, this property boasts eight spacious bedrooms and nine bathrooms, equipped with smart toilets and top-of-the-line fixtures. It features three kitchens, perfect for entertaining and family gatherings, each with modern appliances and high-quality cabinetry. Additional amenities include a fully equipped home gym, a private home theater, and a massive wine cellar ideal for any connoisseur. The heated shop, with its own bathroom and mezzanine, offers a versatile space for various projects or storage needs. The master suite is a true highlight, covering over 700 sq/ft and featuring a private laundry. It opens onto an expansive west-facing balcony, over 800 sq/ft, offering stunning mountain views and a perfect spot to watch golfers at the Carnmoney Golf & Country Club. Every detail in this extraordinary home has been meticulously designed and executed, ensuring that nothing has been overlooked or underbuilt.