



**GRASSROOTS**  
REALTY GROUP

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**386038 64 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2280635**



**\$6,890,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                   |               |                   |
| <b>Size:</b>     | 4,173 sq.ft.                                                                | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Attached Carport, Garage Door Opener, Garage Faces Front   |               |                   |
| <b>Lot Size:</b> | 64.99 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Farm, Gazebo, Landscaped, Pasture, Underground Sprinkler |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                 |                   |               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas                                                                                                                                                                                                                                       | <b>Water:</b>     | Well          |
| <b>Floors:</b>     | Tile                                                                                                                                                                                                                                                                                                            | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Metal                                                                                                                                                                                                                                                                                                           | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                            | <b>LLD:</b>       | 16-20-1-W5    |
| <b>Exterior:</b>   | Metal Frame, Stucco                                                                                                                                                                                                                                                                                             | <b>Zoning:</b>    | A             |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                 | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |                   |               |
| <b>Inclusions:</b> | ask Listing agent                                                                                                                                                                                                                                                                                               |                   |               |

Simply spectacular this fully furnished original owner property features 5700 sq ft of developed living space. This gorgeous Jeremy Sturgess built & designed home sits on a scenic 65-acre plot just minutes west of Okotoks with the foothills framing a view of the Rockies. Reminiscent of a traditional alpine farmhouse complete with vehicle storage, stables & a tool shed all connected under a functional carriage way. The edgy design was purposeful in capturing the stunning 360-degree vistas from every room & unveils the patchwork of prairie fields rolling to meet the front ranges of the Rockies. The outdoor living space is sheltered behind the angular roof line perfectly protecting the courtyard area complete with a pavilion, hot tub, built in entertaining areas, gardens, pathways & surround sound speakers. Enter through the grand breezeway & prepare to be awed with the soaring vaulted ceilings & the cozy open/functional floor plan. On the main there are floor to ceiling windows meant to move the outside living space to the indoors & the grand stone double sided fireplace which separates the living room from the kitchen & eating spaces. Entertain in your gourmet kitchen with top-of-the-line appliances, 10 ft Island, an abundance of counter & cabinet space & choose if you will dine along side the fireplace or in the Sunroom. The entire home features in-floor heat for our chilly winter nights. The private Master suite features views to the west, the pavilion & the outdoor living area. It features a luxurious ensuite, large walk-in closet & laundry. There is also a powder room & a large country mudroom to complete this level. Upstairs the 2 generous bedrooms feature work spaces with desks, Jack and Jill bathroom & one features a small tree house feel deck. Over looking the main floor past the willow handrails in the loft is a home office space, guest bedroom suite complete with living

area & a full bath. At the end of the evening retreat downstairs to the Media room for a movie or entertain guests in the family/ games room. Pool, darts, poker & a cold beverage while enjoying your favorite sports on TV. The oversized triple garage has been transformed into the ultimate car enthusiast retreat with heated epoxy floors, custom cabinets & more. Outside attached through the carriage way is a heated 5 stall barn with rubber mats, waterers, loft, feed room, tack room & wash bay. There is an outdoor 125 x 250 ft sand ring for riding & all the grass & sand paddocks with shelters your horse's hearts desire. With 55+ acres in crop and the horse paddocks newly seeded to perfect horse grass mixture the property could be close to self sustaining. The heated drive through 1500 sq ft shop has been designed to accommodate all equipment, feed, delivery trucks & supplies. Extensive irrigated landscaping allows for perfectly manicured grounds all around the home which is completely fenced with post & rail electric fencing. Simply Exquisite , just bring your suitcase and your animals !!!