



**GRASSROOTS**

REALTY GROUP

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**302 Macleod Trail  
Rural Foothills County, Alberta**

**MLS # A2303869**



**\$2,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,030 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	15.00 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-21-1-W5
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings		

**Inclusions:** Shed

Set on 10 acres in the Hamlet of De Winton, ideally located just 10 minutes from both Calgary and Okotoks, this one owner property offers a rare combination of space, privacy, and highly specialized construction. Designed and built to stand the test of time, the home incorporates features suited for long term self sufficiency including well water, multiple heat sources, land for growing food, and even coal fired furnaces with a dedicated coal storage room as a backup heating system. The 10-acre parcel is framed by mature trees around the home with open pasture ideal for horses. A massive 9000 sq ft shop (200' x 45') with 13' ceilings and an exceptionally thick concrete floor capable of supporting heavy equipment or tractor trailers adds significant utility. Inside the home, a dramatic curved staircase with a stone feature wall creates a striking first impression, leading into a traditional layout with four wood burning fireplaces and extensive oak woodwork throughout, complemented by durable tile flooring, cedar siding, and a distinctive copper penny roof. The main level includes a large wood paneled family room with a substantial stone-faced fireplace, formal living and dining rooms, and a bright atrium style tea room ideal for plants, along with the convenience of main floor laundry. Upstairs offers a spacious bonus room with wet bar and fireplace, three large bedrooms, and three bathrooms including a primary suite with 5 piece ensuite and walk in closet, while a secondary bedroom also features its own ensuite, and the main bath that needs to be seen. The basement is built for entertaining with a large rec room, additional fireplace, pool table area, wet bar, and a dedicated dance floor. There is also direct access from the garage adding functionality. A standout feature is the heated indoor pool constructed entirely of poured concrete, with

depths of 10 to 12 feet, complete with diving board, slide, rope swing, hot tub, cedar finishes, fireplace, separate bathroom, and adjoining steam room. The pool structure extends below grade with full walk around access underneath, creating a bunker like concrete space. Throughout the home there are numerous hidden compartments, concealed wall safes, and more places to hide than you'll know what to do with. Parking and storage are further supported by a large triple attached garage in addition to the detached shop. This is a truly distinctive acreage property offering privacy, scale, and a level of construction and functionality rarely found in the market.