



100, 274256 272 Street W
Rural Foothills County, Alberta

MLS # A2314878



\$5,995,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing, Horses, Livestock, Pasture		
Style:	1 and Half Storey		
Size:	4,840 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
Lot Size:	122.12 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaping		

Heating:	Boiler, In Floor, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Rubber	Near Town:	Millarville
Basement:	Full	LLD:	20-21-3-W5
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Major Use:	Beef, Equestrian		

This EXTRAORDINARY 122.12 Acre COUNTRY ESTATE offers the ULTIMATE LUXURY LIFESTYLE w/the most SPECTACULAR MOUNTAIN VIEWS — perfectly positioned atop the rolling hills of Rural Foothills County near Millarville. Feat. an IMPRESSIVE 8,365 SQ FT of CUSTOM-BUILT LIVING SPACE w/6 BEDROOMS, 4 FULL BATHS + 2 HALF BATHS, CENTRAL A/C, an OVERSIZED HEATED ATTACHED 4 CAR GARAGE + WALK-OUT BASEMENT, this ONE-OF-A-KIND property also incl/an BARN w/8 STALLS for equestrian use, a FULLY Serviced SHOP, BEAUTIFUL PASTURELAND ideal for cattle + endless potential for a BED & BREAKFAST, WEDDING/EVENT VENUE, MULTI-GENERATIONAL COMPOUND or future SECOND RESIDENCE (subject to county approval). This property is to be SOLD TOGETHER w/the adjoining property located at #200 274256 272 Street W — creating an incredibly rare opportunity to own a multi-parcel COUNTRY ESTATE w/unmatched versatility, scale + income-generating potential. A GATED paved driveway welcomes you into this FULLY FENCED Estate feat. a stunning pond w/a fountain, a COVERED Front Porch w/a VERANDA, HARDY BOARD siding + RUBBER ROOF w/60 YEAR WARRANTY. Inside showcases SOARING vaulted ceilings, a dramatic CURVED STAIRCASE w/Custom water feature, rich OAK trim, HICKORY flooring, METAL + WOOD railings, built-in SPEAKERS Inside/Outside + ELEVATOR access connecting all levels. Designed for both everyday comfort + entertaining, the main level feat. a PRIVATE OFFICE w/CUSTOM BOOKCASE + a spiral staircase to the PRIVATE STUDIO LOFT, an inviting LIVING ROOM w/GAS FIREPLACE, a CHEF-INSPIRED KITCHEN w/GRANITE countertops + SS appliances + LARGE PANTRY, a PRIVATE FITNESS ROOM +

SUN-DRENCHED SUNROOM w/WEST MOUNTAIN VIEWS. The PRIMARY RETREAT offers breathtaking views, SPA-INSPIRED 6 PC ENSUITE w/HEATED FLOORS + LARGE WALK-IN CLOSET, while a 2ND ACCESSIBLE Bedroom, 3 PC Bath, Laundry + MUDROOM complete the level. The BASEMENT is designed for ENTERTAINING, feat. a FAMILY ROOM w/GAS FIREPLACE, FULL 2nd KITCHEN, 3rd, 4th, 5th + 6th BEDROOM all w/walk-in closets + WEST-FACING MOUNTAIN VIEWS, TWO 4 PC Baths, 2nd Laundry, Playroom, TEMP-CONTROLLED WINE CELLAR for 660 BOTTLES, THEATRE ROOM w/seating + 2nd mudroom w/private staircase access upstairs. Step outside + enjoy an AMAZING PERGOLA w/REMOTE CONTROL SCREENS, expansive WEST-FACING terraces, CHILDREN'S PLAYGROUND, flowing stream + 2 PONDS — creating the perfect setting for relaxing or entertaining. Beyond the luxury lifestyle appeal, this estate offers INCREDIBLE INCOME-GENERATING POTENTIAL as a LUXURY AIRBNB, BED & BREAKFAST, EVENT VENUE or WORKING RANCH. The BARN feat. 8 STALLS, WASH BAY, TACK ROOM, STORAGE + an UPPER EVENT SPACE w/a WET BAR, Two 2 PC bathrooms + WEST-FACING deck, while the MASSIVE TURN-KEY SHOP offers 16' x 12' OVERHEAD DOORS, HUGE STORAGE LOFT, workshop/headquarters space, 3 PC BATH + kitchen/lunch room. Whether you envision a WORKING RANCH, EVENT VENUE, AIRBNB BUSINESS or FAMILY LEGACY PROPERTY, this extraordinary estate offers unmatched opportunity!!