



**258104 48 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2322394**



**\$1,999,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,453 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Front Drive, Garage Faces Front, Heated Garage, Insulated, Overs		
<b>Lot Size:</b>	6.84 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Pasture, Rectangular Lot, Seasonal Water, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Slate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-21-1-W5
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

**Inclusions:** 6 burner gas range, 2 garage door openers plus 2 remotes, 3 HI-HOG STALLS, HOT TUB,

Incredible acreage property located less than 10 minutes southwest of Calgary, offering breathtaking mountain views, exceptional country living, and an equestrian setup that is second to none. This meticulously maintained custom-built home showcases a stunning chef-inspired kitchen renovation featuring upscale stainless steel appliances, a massive island, granite countertops, and a sink equipped with instant hot water and reverse osmosis at the cold tap. Designed for both entertaining and everyday living, the kitchen also boasts a huge walk-in pantry and separate butler's pantry. A unique two-way gas fireplace creates warmth and ambiance between the kitchen and the light-filled great room, where expansive windows capture the surrounding views and patio doors open to a wonderful sun-drenched sunroom, perfect for relaxing and enjoying the beauty of the property year-round. The generous dining area features garden doors leading to a massive rear deck complete with a hot tub and plenty of space for outdoor furniture and entertaining. An impressive open-riser staircase with custom copper and timber railings leads to the upper level. The luxurious primary retreat features a cozy gas fireplace and opens to a spa-inspired ensuite boasting a huge walk-in shower, deep soaker tub, dual vanities, and a spacious walk-in closet with built-ins and a window. Two additional bedrooms are ideal for family living and are complemented by a four-piece bathroom, a separate laundry room with a soaker sink, and a charming loft area perfect for reading, studying, or a quiet sitting space. The professionally developed lower level, complete with in-floor heating and fresh paint, offers two additional bedrooms, a massive recreation area, and a four-piece bathroom, creating the perfect space for guests, teenagers, or extended family. The heated triple attached garage

provides ample room for vehicles, toys, and storage. Set on a beautifully landscaped 6.84-acre parcel, this exceptional property is perfectly designed for horse enthusiasts, featuring a superb barn with three box stalls, rubber mat flooring, saddle, bridle and blanket racks, and plenty of additional storage for equipment. The grounds include three separate pasture areas, a dedicated fenced riding area, two shelters, and an automatic waterer. With its meticulous attention to detail, stunning mountain views, and an unbeatable location just minutes from Calgary, this is a rare opportunity to enjoy luxury country living without sacrificing convenience.