



**198029 SPRUCE MEADOWS Way**  
**Rural Foothills County, Alberta**

**MLS # A2324989**



**\$3,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,111 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6
<b>Garage:</b>	Garage Door Opener, Oversized, Quad or More Attached, RV Garage		
<b>Lot Size:</b>	5.02 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot, Treed, View		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Geothermal, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-22-1-W5
<b>Exterior:</b>	Concrete, Other, Stone, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

Perfectly positioned on prestigious Spruce Meadows Way, overlooking the world-renowned Spruce Meadows Equestrian Centre and directly across from Silverado, this exceptional 5.02-acre corner estate offers a rare combination of luxury, privacy, breathtaking 360° views, and future development potential. Located on Calgary's doorstep in one of the Foothills' most desirable locations, enjoy spectacular Rocky Mountain vistas, rolling countryside, and Calgary skyline sunsets. This custom-built executive residence offers over 6,300 sq. ft. of professionally developed living space (4,111 sq. ft. above grade plus 2,224 sq. ft. walk-out), showcasing exceptional craftsmanship throughout. Rich custom cherry woodwork highlights the home, while the chef's kitchen features handcrafted cherry cabinetry, premium built-in appliances, a large island with cooktop, prep sink, built-in desk, display cabinetry, and a separate spice kitchen. The stunning two-storey Great Room features a dramatic curved wall of floor-to-ceiling windows framing panoramic views, complemented by a one-of-a-kind handcrafted sculpted ceiling. The main floor includes a luxurious primary suite with a spa-inspired 5-piece ensuite and walk-in closet, a private library/den, and a second bedroom with its own ensuite. Upstairs, a bright loft opens to a sheltered south-facing balcony, while the spacious bonus room above the garage with a private ensuite is ideal as a guest suite, office, or additional bedroom. The fully developed walk-out level is designed for entertaining and family living, featuring a home theatre, spacious family room, custom wet bar, wine cellar, home gym, steam shower, two additional ensuite bedrooms, a flexible multipurpose room, and extensive storage with direct garage access. Additional highlights include a heated four-bay garage/shop with in-floor heating, RV-height

fourth bay, 220V EV charging outlet, gated entrance, exterior entertainment speakers, and a comprehensive security system. Recent updates include new shingles (2021) and new eavestroughs and downspouts (2021). Designed as an ultra-energy-efficient Green Home, the property features a six-well geothermal heat pump system with natural gas backup, delivering exceptional comfort and low operating costs. Whether you're seeking a prestigious country estate, an exceptional equestrian property, or a strategic long-term investment with future development potential, this one-of-a-kind estate offers an unparalleled lifestyle just minutes from Calgary