



GRASSROOTS

REALTY GROUP

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**39 Red Willow Crescent W
Rural Foothills County, Alberta**

MLS # A2327362



\$4,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,023 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Driveway, Garage Door		
Lot Size:	5.13 Acres		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, Many Tre		

Heating:	Boiler, Fan Coil, In Floor, Natural Gas, Radiant	Water:	Well
Floors:	Carpet, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-22-2-W5
Exterior:	Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data,

Inclusions: See Remarks

There are special homes, and then there are really special homes. Welcome to 39 Red Willow Crescent in Red Willow Estates. Sitting on 5 amazing acres just south of the city, this custom-built home gives you over 8,000 square feet of beautiful living space. The owners built this for themselves, and the care put into every detail is truly amazing. Let's start in the kitchen. It has a massive island and custom cabinets made perfectly for the space. The main floor also features a dining room, an office, and two living rooms with cozy fireplaces. In fact, almost every bedroom in this house has its own fireplace! My absolute favourite part of the house is the main bedroom. They designed it to feel just like a fancy spa hotel. You will find a huge marble bathroom with a steam shower and a tub. The bedroom even has its own coffee bar with a fridge and dishwasher, plus big custom closets. You never have to leave your room! The garage was planned out perfectly. It has warm, heated floors and fits five cars, including a spot where they set up a golf simulator! The middle door is extra tall for parking a boat or RV, and the high ceilings mean you can easily add a car lift inside. Head down the beautiful spiral stairs to the basement. You will never want to go to a theatre again after sitting in this soundproof movie room. Down here, you will also find a gym, a spa bathroom with a full sauna, a wet bar, and a big space for games. The best secret is the French wine cellar tucked away. It features an amazing curved ceiling entirely covered in heavy stone, and a 900 bottle capacity! The outside of the house is wrapped in beautiful stone and finished with real copper roofs. Past the private gate, the super long driveway is completely heated, meaning you never have to shovel snow! The backyard drops down into a valley, giving you great views from the many decks and the gas fire pit. With

the Ann & Sandy Cross conservation Area and agricultural zoning behind the property, there can be no further development. For all 133 photos, 360 tour and a guided video of the home with Ken Rigel, click the links below!