



GRASSROOTS
REALTY GROUP

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16 Pinehurst Drive
Rural Foothills County, Alberta

MLS # A2327510



\$2,199,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	7,880 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	5 full / 3 half
Garage:	Quad or More Attached		
Lot Size:	1.19 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Back		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Properties like this rarely come to market. Tucked away on 1.2 acres in the prestigious community of Pinehurst, this custom-built estate offers a level of privacy that's becoming increasingly difficult to find. Surrounded by mature trees, streams and environmental reserve, it's easy to forget you're only minutes from the city. Offering over 10,500 square feet of developed living space, this home was designed to accommodate both everyday family living and large-scale entertaining. From the moment you step through the solid fir front door, the craftsmanship is impossible to miss. The curved open-riser staircase with solid cherry handrails sets the tone, while soaring vaulted ceilings, floor-to-ceiling windows and wide-plank cherry hardwood floors create a bright, welcoming space that takes full advantage of the surrounding views. The kitchen is the heart of the home, featuring premium stainless steel appliances, granite countertops, a pot filler and plenty of workspace for everything from family dinners to entertaining guests. Multiple living areas flow throughout the main floor, each offering its own connection to the beautiful setting outside. Step onto the wraparound concrete deck where you'll find an outdoor kitchen and brick fireplace, creating an incredible space to relax or host family and friends. The upper level is highlighted by an impressive primary suite with vaulted ceilings, hardwood flooring, a private balcony overlooking the indoor pool and a spa-inspired ensuite complete with a steam shower, standalone tub and a second private balcony. Three additional bedrooms complete the upper floor, including one with its own four-piece ensuite while the other two share a Jack and Jill bathroom. A comfortable bonus space with a fireplace offers the perfect spot for homework, reading or simply unwinding. The walkout basement continues to impress with a large

family room, games area, custom bar, theatre room, gym and two additional bedrooms, providing more than enough room for family and guests. One of the home's most remarkable features is the indoor pool. Designed with its own sealed room and dedicated HVAC system, it's comfortable to enjoy throughout the year while helping manage humidity throughout the rest of the home. Additional features include multiple gas and wood-burning fireplaces, a dedicated home office, three steam showers, zoned in-floor heating, a dual-coil hot water system, maintenance-free concrete decks, underground irrigation, built-in speakers throughout and a heated, finished four-car garage. If you've been searching for a property that offers exceptional craftsmanship, remarkable privacy and room for every stage of family life, this is one you'll want to experience in person.