



GRASSROOTS
REALTY GROUP

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112067 292 Avenue W
Rural Foothills County, Alberta

MLS # A2329500



\$3,370,000

Division:	Red Deer Lake		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,722 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	39.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Rolling Slope, Vie		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	14-21-2-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Skylight(s), Wet Bar		

Inclusions: Pool Table and Accessories

Escape to your own personal paradise—nestled on 40 breathtaking acres of rolling foothills minutes from Calgary city limits. This extraordinary acreage offers the ultimate foundation to design a private equine utopia. With a large clearing already ideal for a future riding arena, expansive fully fenced pastures with high-tensile wire, secondary power in place for future paddock or stable development, and a beautiful natural pond, the canvas is perfectly set for horses and any other kind of livestock. The impressive 55x80 foot metal shop with 12-foot ceilings and dual sliding doors also provides incredible potential to be customized into premium horse stalls and a tack room, all with private riding trails right outside your door. Perched atop a scenic rise, the estate features a custom 5 bedroom residence capturing unparalleled 360-degree panoramic views of the Rocky Mountains and Calgary's skyline. Passing through the stately wrought-iron gates and following the tree-lined asphalt driveway, you're immediately struck by the grandeur of this special property. Inside, the grand foyer sets a luxurious tone with a striking open-rise spiral staircase encircling an indoor garden. Soaring ceilings, oversized skylights, and a sun-drenched solarium flood the home with natural light while framing the stunning landscape beyond. The chef-inspired kitchen is a showstopper—featuring an expansive island, custom cabinetry, high-end appliances, and upscale lighting. Additional main floor highlights include a formal dining room, casual breakfast nook, tea room, a great room with 30-foot ceilings and a dramatic double-sided fireplace, a music room, library/office, two bathrooms, and a large laundry room. Step outside to your 1,000 square foot view deck, complete with a glass railing, gazebo, and a spiral staircase leading to the manicured yard—perfect for

entertaining or soaking in the sunsets over your own private oasis. Upstairs, the luxurious primary suite features a private balcony, five-piece spa-like ensuite, massive walk-in closet, and adjacent cozy sitting room with a fireplace and second balcony. Two additional large bedrooms—each with their own ensuite and walk-in closet—plus a shared morning-coffee balcony complete the upper level. The fully developed walkout basement is designed for post-riding relaxation and entertainment, offering a large recreation room with a wood-burning stove, a full wet bar with a cooktop, a home theatre area, a hot tub room, a sauna, two more bedrooms, a five-piece bath, a games room, utility room, and cold storage. The lower level could also be used for multigenerational living. Car enthusiasts and hobbyists will also love the heated triple garage with epoxy floors. This extraordinary property offers endless equestrian and luxury possibilities and must be seen to be truly appreciated. Listed far below replacement value. Book your private tour today and experience the lifestyle you’ve been dreaming of.