



GRASSROOTS
REALTY GROUP

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200, 156 2255 Drive W
Rural Foothills County, Alberta

MLS # A2343836



\$3,195,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,621 sq.ft.	Age:	1977 (49 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	3.88 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Pump, Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-21-1-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Garbage Collection
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

****OPEN HOUSE Sun 12:00-2:00**** Welcome to this Foothills estate where luxury, lifestyle, and location come together on a stunning private acreage just minutes south of Calgary. With sweeping Rocky Mountain views as its backdrop, this is more than a home — it is a retreat designed for gathering, entertaining, and creating unforgettable memories. At the heart of the property is a spectacular 900,000-gal pond with sandy beach, waterfall, diving board, ambient lighting, and windmill aeration system — offering summer days filled with swimming, paddle-boarding and beach volleyball, and winter afternoons skating right outside your door. Fully rebuilt with a major addition completed in 2023, this estate combines established acreage character with the luxury, efficiency, and design expected in a modern custom home. Every detail has been carefully considered with a focus on quality, comfort, and connection — featuring breathtaking views, multiple fireplaces, heated bathroom floors, Italian tile, quartz finishes, smart home integration, and beautifully designed spaces for everyday living and exceptional entertaining. The heart of the home is the chef-inspired kitchen showcasing custom maple cabinetry, expansive quartz countertops, oversized island with additional storage and seating, commercial-style appliances including full-size refrigerator/freezer, multiple ovens, ice machine, and seamless flow into the grand dining and great room spaces. Designed for connection, the main living areas capture the beauty of the property with walls of windows, a grand dining area overlooking the grounds, impressive living room with vaulted ceilings and wood-burning fireplace, quiet sitting room with mountain views, private study, and guest bedroom. The luxurious primary retreat offers a spa-inspired ensuite, generous walk-in closet, and private upper

deck. Additional bedrooms, loft retreat with play area, theatre room, recreation spaces, and flexible living areas provide room for every stage of life. The property continues to impress with a heated four-car attached garage, with a separate 1025sqft two-bedroom legal suite above it with its own entrance, separate patio and stunning mountain views. And finally, there is a heated 1,088sqft detached shop currently set up as yet another guest retreat with its own kitchen, bathroom, and living space. Extensive updates including plumbing, electrical, HVAC, septic, PHYN water protection, reverse osmosis, water storage, and high-efficiency zoned heating/cooling systems offer the confidence and comfort expected in a property of this calibre. Perfectly positioned in the desirable De Winton area, just minutes to Okotoks and south Calgary. Truly, this estate delivers something incredibly rare resort-style acreage living without sacrificing convenience. NOTE: photos of shop/guesthouse + the 2bdrm legal suite are in supplements. There are beautiful homes, and then there are properties where life's best moments are created. Welcome home.