



**GRASSROOTS**  
REALTY GROUP

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**262016 Eden Park View W  
De Winton, Alberta**

**MLS # A2347212**



**\$3,880,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                 |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence     |               |                   |
| <b>Size:</b>     | 8,254 sq.ft.                         | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 6                                    | <b>Baths:</b> | 6 full / 2 half   |
| <b>Garage:</b>   | Heated Garage, Quad or More Attached |               |                   |
| <b>Lot Size:</b> | 4.70 Acres                           |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Treed, Views |               |                   |

|                    |                                                                           |                   |                           |
|--------------------|---------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Fan Coil, In Floor, Geothermal, Natural Gas                               | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                    | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                      | <b>LLD:</b>       | 26-21-1-W5                |
| <b>Exterior:</b>   | Brick, Stone, Wood Frame                                                  | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Bookcases, High Ceilings, No Smoking Home, Sauna, Vaulted Ceiling(s) |                   |                           |

**Inclusions:** N/A

A rare opportunity to own an exceptional 4.7-acre private estate in De Winton. Offering approximately 8,254 sq. ft. above grade plus 4,579 sq. ft. of developed lower-level space, this remarkable full-brick residence combines timeless architecture, exceptional privacy and resort-style amenities. Professionally designed mature landscaping and towering established trees create a truly secluded setting, complemented by beautiful Rocky Mountain views. The main level features an impressive indoor swimming pool, elegant living spaces and six gas fireplaces. The gourmet kitchen is equipped with premium Sub-Zero, Wolf and Miele appliances, complemented by a separate catering kitchen and two warming drawers, making the home exceptionally well suited for both everyday living and large-scale entertaining. The upper level offers versatile spaces for home offices, study and learning, while the lower level is designed as a private entertainment retreat featuring a home theatre, billiards, sauna and multiple recreation spaces. Additional highlights include an integrated whole-home audio system, whole-home backup generator, and a heated garage with built-in cabinetry and excellent workshop potential, ideal for woodworking, hobbies, projects, outdoor equipment and year-round storage. One of the property's defining features is its mature, professionally designed landscape. Towering established trees and thoughtfully planned greenery provide exceptional natural privacy and a level of seclusion that would take decades to replicate. Combined with the expansive acreage and Rocky Mountain views, the setting offers a rare sense of space, tranquility and connection to nature. Conveniently located approximately 7 minutes from Strathcona-Tweedsmuir School (STS), an independent K&ndash;12 co-educational school offering a full IB continuum from Kindergarten

through Grade 12. A truly distinctive estate offering space, privacy, timeless architecture, sophisticated entertaining and an extraordinary lifestyle—all within a remarkable 4.7-acre setting. PROPERTY HIGHLIGHTS: 4.7 Acres & 12,833 Sq. Ft. Total Living Space & Rocky Mountain Views Full-Brick Exterior & Indoor Pool & 6 Gas Fireplaces Sub-Zero & Wolf & Miele & Catering Kitchen & 2 Warming Drawers Home Theatre & Billiards & Sauna & Whole-Home Audio Whole-Home Backup Generator & Heated Garage Built-In Garage Cabinetry & Workshop Potential Mature Professionally Designed Landscaping & Exceptional Privacy Approx. 7 Minutes to STS