



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**226101 88 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2168186**



**\$2,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,122 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Driveway, Electric Gate, Front Drive, G		
<b>Lot Size:</b>	19.20 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Treed, Views		

<b>Heating:</b>	In Floor, Exhaust Fan, Mid Efficiency, Fireplace(s), Forced Air, Hot Water, Humidity Control, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-22-28-W4
<b>Exterior:</b>	Log, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows		
<b>Inclusions:</b>	Built in desk, bookcase in the office, gas fire pit in the yard		

Located ten minutes from the city limits, close to shops and South Campus Hospital, this contemporary, full scribe, log home with over 6000 sq ft of living space and triple garage, situated in East De Winton, is close to 3 golf courses (Cottonwood G&CC at the end of the street) with access to the Bow River and world class fishing. Telsec Farms breeding and boarding horse facility is two acreages to the north. This gated, private estate, with beautiful mature landscaping, encompasses a fenced 3 acre property around the house with an inline gas BBQ & fire pit and a newly refurbished greenhouse. The rest of the 19.2 acres comprises a tree farm with approximately 200 spruce trees and the balance being recently cultivated and seeded. There is a separate gated entrance from the road to the farm side and a gate from the residential property to the tree farm. This passive solar, multigenerational home, is designed to stay cooler in the summer and warmer in winter, saving on energy costs. From the enclosed front porch, the airy main level has open trusses in the great room and foyer where light abounds. It comprises 4 baths, 3 beds, a dedicated office (with magnificent unobstructed views of the river valley) great room with floor to ceiling stone fireplace, large dining room, kitchen (with butcher block counters) and breakfast nook, all with beamed ceilings. Above the office is a quiet reading loft. The main level has a covered wrap around deck from the south to the west side, offering protection from the elements and a magnificent mountain view to the west. There is also a covered deck from the principle bedroom. The walkout lower level, accessed by both the main and south staircases, is separated by a spacious mechanical room with a new water treatment system, two furnaces and hot water on demand. To the north of the mechanical room is a magnificent bar and billiard room, two

good size bedrooms, a 3 piece bath, wine making room with double sink, refrigerator, wine storage and cold room and lastly a storage/exercise room. To the south end, accessed from the garage, back hall and south staircase you will find the laundry room, (with a chute from the main level), a further large bedroom with ensuite bath and walk in closet, full eat in kitchen (with patio doors), and spacious living room with floor to ceiling stone fireplace, all with big bright windows. Outside you will find a full length, west facing, private covered concrete patio, with beautiful rock gardens to be admired from inside and out. The lower level is serviced by underfloor heating as well as forced air from above. There is further underfloor heating on the main level to the north part of the house and Phantom screens on all patio doors, except the billiard room.