



## 224133 Highway 546 Rural Foothills M.D. AB

\$1,795,000

Country estate living w/ 4893 sq ft of thoughtfully designed living/entertaining space including 6 bdrms, 7 bathrooms. Bright, open floor plan, soaring ceilings & warm finishes, granite countertops throughout, in-floor heating downstairs, 2 gas fireplaces, double garage/art studio with in-floor heating. Great room with spectacular wood-burning fireplace finished in floor-to ceiling-natural stone. Country kitchen w/ plenty of storage, oversized island, 2 wall ovens, 6-burner gas cooktop, commercial dishwasher - a package perfect for great gatherings over gourmet food. Completely self-contained master suite w/ ensuite bath, walk-in closet, secluded sitting area, private entrance & oversized single-car garage. Wrap-around decks, hot tub, enormous patio w/ outdoor wood-fired "forno" oven, fire pit, plus lovely gardens & landscaping. A separate building features a 24' x 48' shop, extra parking & storage. Situated on 11.2 serene acres, the home overlooks Lineham Creek. Close to outdoor fun like hiking, skiing, mountain biking, fishing, & horseback riding in nearby Kananaskis Country, just minutes from golf in Turner Valley. Less than an hour from Calgary, this home was designed as a country inn to host weekend retreats - owners are happy to discuss the business with potential buyers. The property would also make an exceptional executive or family home. Nearby Black Diamond and Turner Valley offer schools, shops and restaurants, a hospital and other services.

Kitchen 19'11" x 12'8"  
 Other 13'1" x 5'5"  
 Master Bedroom 14'11" x 12'1"  
 Great Room 21'1" x 19'4"  
 Bedroom 16' x 23'  
 Utility Room 13'5" x 12'  
 Bedroom 12'2" x 12'4"  
 Bedroom 14'4" x 23'1"  
 Living Room 24'5" x 11'7"  
 Family Room 19'11" x 20'3"

Dining Room 19'11" x 9'5"  
 Office 10'9" x 9'4"  
 Storage Room 8'9" x 9'4"  
 Library 14'1" x 11'  
 Laundry Room 13' x 8'8"  
 Storage Room 13'8" x 12'  
 Bedroom 9'6" x 15'1"  
 Bedroom 11'5" x 15'1"  
 Other 8'9" x 9'4"



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