



# 178209 144 Street Rural Foothills County Alberta

\$4,900,000

Indulge your passion for the county life in this captivating and thoughtfully designed Granville custom built home. Set on a picturesque 80 acre parcel, surrounded by lush trees and tranquility, this residence radiates elegance and charm, a perfect backdrop for your family gatherings. A welcoming ambiance fills every corner of this remarkable home. The spacious living area, featuring coffered ceilings and a cozy fireplace, sets the stage for unforgettable moments with friends. For those who love to work from home, a generously sized office with built-in bookcases offers a private space to conduct business. And when it's time to gather friends and family for an meal, the stunning formal dining room, with custom display shelving, will showcase your culinary masterpieces. The family room is a warm and inviting space, boasting a fireplace, built-in shelves, and patio doors leading to the west-facing deck. Your guests will love spilling out into the outdoors, enjoying the beautiful countryside while enjoying each other's company. For the aspiring gourmet chef, the adjacent kitchen is a dream come true. Its striking curved front island, Empire cabinetry, and top-of-the-line appliances, including a subzero fridge, gas range, steam convection oven, built-in wall oven, and warming drawer, make preparing meals an absolute pleasure. With a spacious dinette area and a full-sized wine cooler in the large pantry, you'll have everything you need to cater to your friends and family. The bright laundry room adds convenience, and its easy access to the patio means it can double as a mudroom. For added luxury, the main floor boasts an elegant primary bedroom with sweeping views of the pool and property, offering two walk-in closets and two full ensuites, ensuring a peaceful retreat at the end of the day. Upstairs, is a delightful family bonus area with custom bookshelves and charming dorm...

Bedroom 15.25 Ft x 13.83 Ft

Bedroom 18.17 Ft x 13.75 Ft

Bedroom 15.25 Ft x 14.50 Ft

Bonus Room 18.08 Ft x 13.75 Ft

Other 9.83 Ft x 5.08 Ft

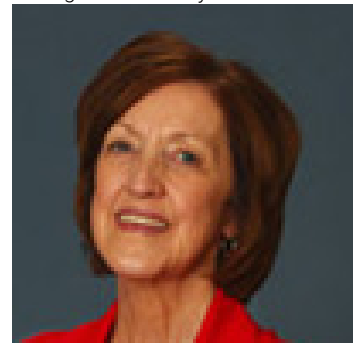
4pc Bathroom .00 Ft x .00 Ft

Foyer 15.42 Ft x 11.75 Ft

Living room 21.92 Ft x 20.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**REALTY**

**CIR**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 42.92 Ft x 33.50 Ft

Media 22.25 Ft x 20.42 Ft

Storage 37.92 Ft x 34.00 Ft

Bedroom 20.75 Ft x 13.92 Ft

Den 16.00 Ft x 15.92 Ft

Dining room 14.92 Ft x 13.92 Ft

Family room 16.17 Ft x 16.00 Ft

Kitchen 16.50 Ft x 16.00 Ft

Breakfast 16.25 Ft x 10.75 Ft