



## 226101 88 Street Rural Foothills County Alberta

\$2,800,000

Located ten minutes from the city limits, close to shops and South Campus Hospital, this contemporary, full scribe, log home with 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 ...

Loft 12.67 Ft x 6.58 Ft

3pc Bathroom 7.00 Ft x 6.92 Ft

3pc Bathroom 7.50 Ft x 6.00 Ft

Recreational, Games room 9.33 Ft x 5.92 Ft

Family room 22.08 Ft x 15.08 Ft

Recreational, Games room 21.92 Ft x 15.67 Ft

Furnace 8.83 Ft x 15.92 Ft

2pc Bathroom 7.17 Ft x 5.92 Ft

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Listing Presented By:



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MaxWell Canyon Creek



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 19.25 Ft x 12.50 Ft  
Bedroom 13.67 Ft x 12.50 Ft  
Bedroom 16.17 Ft x 11.42 Ft  
Eat in kitchen 15.75 Ft x 13.58 Ft  
Other 11.67 Ft x 9.33 Ft  
Laundry room 13.67 Ft x 9.50 Ft

2pc Bathroom 5.50 Ft x 5.58 Ft  
4pc Bathroom 9.08 Ft x 5.75 Ft  
4pc Bathroom 7.92 Ft x 10.75 Ft  
Bedroom 9.17 Ft x 11.08 Ft  
Bedroom 12.17 Ft x 15.83 Ft