



# 242036 96 Street Rural Foothills County Alberta

\$3,349,000

Seldom do you find such an exquisite property with this level of craftsmanship and grandeur. This JayWest custom-built luxury bungalow, perched atop 5 acres in the rolling Foothills of Southern Alberta, is perfect for a discerning couple who enjoys entertaining and desires space for grandkids, extended family, or adult children. Located just a 10-minute drive from South Calgary and minutes from Okotoks, this estate offers both privacy and proximity to amenities like the South Campus Hospital, shopping, restaurants, a movie theatre, and top golf courses. This 8,700-square-foot home showcases distinguished craftsmanship with the Viceroy Building Package, featuring kiln-dried lumber and the highest quality materials. A 2,700-square-foot detached shop with mezzanine, large overhead doors, power, and a massive steel beam further highlights the exceptional build quality. Upon entry, the incredible front foyer flows seamlessly into the main floor, where you'll notice Italian 24x24 tiles, custom millwork, and dramatic vaulted ceilings. The great room, the heart of the home, features floor-to-ceiling windows with stunning views of the Foothills landscape. A cozy bonus room overlooking the great room is perfect for relaxing with a book or a nightcap. The kitchen boasts top-of-the-line millwork and stone, along with premium appliances, including two Miele dishwashers, a Wolf gas cook-top, a Miele cappuccino machine, a Sub-Zero fridge/freezer combo, and a Miele steam oven. Adjacent to the kitchen, an outdoor living area with a wood-burning fireplace and a back deck with picturesque views w/ hot tub provide ideal spaces for entertaining and relaxation. The primary retreat features vaulted ceilings, a gas fireplace, a private deck, custom built-ins in the walk-in closet, and a luxurious spa-like en-suite. The main level also includes a versatile study and games room that could h...

3pc Bathroom 8.00 Ft x 11.42 Ft  
4pc Bathroom 14.67 Ft x 8.17 Ft  
Other 7.08 Ft x 8.00 Ft  
Bedroom 15.00 Ft x 18.92 Ft

Great room 38.67 Ft x 28.83 Ft  
Kitchen 20.17 Ft x 16.50 Ft  
Living room 23.67 Ft x 24.00 Ft  
Other 15.58 Ft x 15.08 Ft

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Listing Presented By:



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Bedroom 17.58 Ft x 17.92 Ft

Furnace 16.42 Ft x 58.92 Ft

2pc Bathroom 6.33 Ft x 7.58 Ft

5pc Bathroom 12.83 Ft x 16.50 Ft

Dining room 12.75 Ft x 16.50 Ft

Foyer 7.67 Ft x 28.25 Ft

Office 16.83 Ft x 21.83 Ft

Pantry 7.08 Ft x 6.50 Ft

Primary Bedroom 14.92 Ft x 15.25 Ft

Other 9.00 Ft x 16.83 Ft

Family room 45.75 Ft x 29.00 Ft