



## 242042 36 Street Rural Foothills County Alberta

\$3,700,000

Welcome to Carnmoney Estates' largest acreage with serious development potential! Enter through the gates and head along the driveway lined with towering Blue spruce trees to the house, passing white picket and smooth wire paddocks for horses. Park by one of the garages or in front on the turnaround and immediately notice the meticulous landscaping. The home is surrounded by beautiful irrigated flower and tree beds. Upon entering the front foyer, you'll see the pride of ownership and ongoing renovations that keep the home looking new. To the right is the living room with west-facing windows overlooking the front yard. Behind it is the expansive kitchen and island perfect for entertaining family and friends. The main floor also features the master retreat with a walk-in closet and ensuite. At the far end of the main floor is the elegant dining room and another full bath. Upstairs are two large kids' rooms and the third full bath. Head downstairs to the dedicated laundry room, great room, and cozy TV and movie room with a double-gated wine cellar and chill fridge. The lower floor also includes the fourth bedroom and bath. The home was built with a two-car garage, but there is ample additional parking in the detached four-car garage currently used as a woodworking shop. Back outside, this property truly shines. You'll find a patio covered by a beautiful pergola, a massive east-facing deck shaded from the summer sun, and steps away is the hot tub. I can't forget to mention the handcrafted treehouse built for the kids' enjoyment. The property is just under 20 acres, beautifully treed throughout, and backs onto the Carnmoney Estate golf course with miles of beautifully built walking and bike trails leading to multiple viewpoints. The property certainly has the room to grow a family but also offers the option to subdivide and build if that family extends beyond the comfor...

4pc Bathroom Measurements not available

Laundry room 19.58 Ft x 14.08 Ft

Bedroom 12.50 Ft x 10.00 Ft

Recreational, Games room 22.17 Ft x 14.17 Ft

Dining room 18.92 Ft x 11.17 Ft

Primary Bedroom 15.25 Ft x 13.83 Ft

Foyer 7.83 Ft x 7.58 Ft

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Landon Real Estate



**Real Estate Professionals Inc.**

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

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

Recreational, Games room	22.25 Ft x 11.92 Ft	3pc Bathroom	Measurements not available
Furnace	18.67 Ft x 10.08 Ft	3pc Bathroom	Measurements not available
Kitchen	23.42 Ft x 19.08 Ft	Bedroom	17.83 Ft x 11.92 Ft
Living room	23.33 Ft x 15.17 Ft	Bedroom	15.17 Ft x 11.33 Ft