



# 290001 16 Street Rural Foothills County Alberta

\$4,968,800

Welcome to your tranquil luxury retreat, with 180° panoramic mountain views that will leave you breathless. This 6,919 sqft architectural masterpiece embraces the beauty of its surroundings & warmth during all seasons while enjoying any one of your 6 fireplaces (4 woodburning), your lit skating rink or rock firepit with 3 levels of seating. 5 luxurious bedrooms (4 with ensuites), this home ensures the utmost in comfort & privacy. Nestled on 109 acres, this estate fulfills the dreams of equestrian enthusiasts providing the best of both worlds; expansive beauty of the country with the convenience of the city less than 10 mins away...a rare find indeed. High ceilings & large windows flood the home with natural light, creating an ambiance of elegance & grandeur that extends into his/hers offices, gym & formal dining room. The gourmet kitchen features Wolf & Subzero appliances & remains the heart of this home, a central hub for all culinary delights. The spacious primary suite becomes your own private oasis, offering a retreat-like atmosphere with continued views of the mountains from your private deck. The large walk-in closet is a fashionista's dream. As you step into the lower level, you are greeted by a spacious open family room that flows into the games area, complete with pool table. Complimenting the family room is a stunning wet bar, with dishwasher, Subzero fridge/freezer & wine room. The theatre room awaits you, with multi-level seating, creating the ideal setting for family movie night. The oversized, heated quad garage with dog wash allows plenty of room for your toys. Step outside to the expansive covered decks & soak in the mountain views. The property perimeter is encompassed by approx. 6.5 kms of triple rail fencing (post and rail material cost +/- \$250K) & approx. 11 kms of bridle paths. There are 3 highly functional outbuildings, all built by Integrity ...

Primary Bedroom 15.08 Ft x 18.67 Ft  
5pc Bathroom 15.33 Ft x 13.08 Ft  
Other 15.00 Ft x 8.17 Ft  
Bedroom 13.75 Ft x 12.83 Ft

Recreational, Games room 36.67 Ft x 33.42 Ft  
Media 16.83 Ft x 14.08 Ft  
Living room 14.92 Ft x 18.58 Ft  
Exercise room 14.42 Ft x 15.50 Ft

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Listing Presented By:



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3pc Bathroom 14.08 Ft x 4.92 Ft  
Bedroom 16.17 Ft x 14.83 Ft  
Bedroom 22.58 Ft x 14.50 Ft  
4pc Bathroom 9.58 Ft x 4.83 Ft  
Bedroom 15.58 Ft x 11.83 Ft  
3pc Bathroom 8.08 Ft x 7.42 Ft

Dining room 16.00 Ft x 12.83 Ft  
Foyer 10.92 Ft x 10.25 Ft  
Kitchen 14.92 Ft x 15.92 Ft  
Breakfast 11.50 Ft x 12.83 Ft  
Family room 14.92 Ft x 14.92 Ft