



290226 316 Street Rural Foothills County Alberta

\$4,995,000

A timber and stone masterpiece is nestled on five acres in a secluded park-like setting in the foothills of the northern Rockies, only 30 minutes from Calgary. Situated between Brown-Lowery Provincial Park and Kananaskis Forest Reserve, the location offers an abundance of outdoor recreation. The 2011 SAM Award winning home exudes old-world charm with three grand stone fireplaces, 10 ft stone and plaster walls. 8 ft wood French doors lead to the east-side courtyard and to the west facing deck that features a built-in gas BBQ, fireplace, overhead heater and lounging spaces that overlook the foothills and mountain vistas "for as far as the eye can see." The Mountain Vernacular architecture is elegant in form and functional in its performance. As a one and one-half story design, the main floor, loft (c/w R.I.'s for future ensuite and 4th Bedroom) plus lower-level total 6,561 sqft of living space. The main level rooms are seamlessly connected, ideal for entertaining. The kitchen features custom built alder wood cabinets and an Aga vented gas range, built-in fridge and freezer, dishwasher, microwave, and plumbed coffee maker. The kitchen conveniently adjoins to the breakfast nook, dining room, west deck, walk-in pantry and tech centre. True to its architecture, the home is primarily built with natural materials. The exterior features a copper seamed Coppola roof, natural stone and brick facades, Pella metal clad fir windows and French doors. The wood planked decks cover the walkout level patios and the timber framed roof covers the west-side deck and fireplace. The interior features 8 ft wood passage doors, reclaimed fir planked hardwood and honed travertine stone floors lead you throughout the main floor. Vaulted ceilings are fitted with fir timber beam trusses and millwork and built-ins are custom built with fir and alder. Stone sinks are mounted on granite counts...

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| Family room 20.25 Ft x 16.00 Ft | Breakfast 200.92 Ft x 12.00 Ft |
| Recreational, Games room 20.25 Ft x 15.67 Ft | Living room 18.67 Ft x 16.00 Ft |
| Exercise room 26.75 Ft x 14.00 Ft | Den 16.00 Ft x 13.50 Ft |
| Recreational, Games room 18.00 Ft x 16.00 Ft | Laundry room 12.83 Ft x 8.42 Ft |

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Wine Cellar 13.67 Ft x 10.50 Ft

Furnace 34.00 Ft x 21.00 Ft

3pc Bathroom 15.08 Ft x 8.67 Ft

3pc Bathroom 9.00 Ft x 8.58 Ft

Kitchen 18.33 Ft x 14.50 Ft

Dining room 15.83 Ft x 13.67 Ft

Bedroom 18.50 Ft x 17.00 Ft

Bedroom 16.00 Ft x 14.00 Ft

Primary Bedroom 16.00 Ft x 14.17 Ft

4pc Bathroom 10.33 Ft x 9.33 Ft

2pc Bathroom 6.67 Ft x 5.33 Ft