



# 338025 40 Street Rural Foothills County Alberta

\$2,895,000

Nestled within the breathtaking natural beauty of Alberta, this extraordinary estate offers a lifestyle of unparalleled luxury and serenity. Spread across an expansive 8 acres of meticulously manicured grounds, this gated property is a sanctuary of sophistication, providing panoramic views of both the majestic mountains and picturesque valleys. Located mere minutes from the vibrant city of Calgary, the charming town of Okotoks, Calgary Polo Club and the prestigious Strathcona Tweedsmuir school, this residence offers the perfect blend of convenience and seclusion. The property boasts elegance from the moment to arrive, with a circular paved driveway, a central fountain, and a port-cochere at the front entrance, featuring a striking Black Forest front door. The 3-acre homesite is surrounded by low-maintenance white vinyl fencing, adding to the property's curb appeal while providing a sense of privacy and security. The meticulously manicured grounds feature mature landscaping, creating a tranquil oasis. This impressive introduction sets the tone for the opulence that awaits within. Inside, this luxurious home offers 4 generously sized bedrooms and five lavishly appointed bathrooms, meticulously designed by renowned architect John Hadden to provide comfort and style in equal measure. The primary suite is a haven of relaxation, featuring a spa-like ensuite, lounge and dream closet. A grand foyer with an 85-ft. barrel ceiling leads to the main living area, which maintains an open floor plan while providing private living spaces. The interior features polished marble and black walnut flooring, with a walnut kitchen island as the centerpiece. The kitchen is a chef's dream, featuring Subzero and Dacor appliances and four dishwashers for effortless entertaining. A crystal chandelier, equipped with a hoist for easy cleaning, illuminates the main level, adding a touch of opulen...

Bedroom 15.92 Ft x 12.08 Ft

Bedroom 14.83 Ft x 14.17 Ft

Recreational, Games room 46.67 Ft x 36.75 Ft

Bedroom 13.50 Ft x 15.75 Ft

Other 18.75 Ft x 13.00 Ft

Foyer 5.67 Ft x 14.08 Ft

Dining room 12.92 Ft x 22.83 Ft

Office 11.42 Ft x 15.67 Ft

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**Other** 58.58 Ft x 48.33 Ft

**Furnace** 10.17 Ft x 13.33 Ft

**Furnace** 9.42 Ft x 18.33 Ft

**5pc Bathroom** 13.00 Ft x 12.08 Ft

**4pc Bathroom** 6.00 Ft x 10.67 Ft

**Primary Bedroom** 29.08 Ft x 15.92 Ft

**Living room** 26.42 Ft x 19.17 Ft

**Kitchen** 20.00 Ft x 15.92 Ft

**Breakfast** 10.75 Ft x 15.83 Ft

**Pantry** 6.50 Ft x 9.67 Ft

**Den** 10.42 Ft x 9.83 Ft