



338116 40 Street Rural Foothills County Alberta

\$1,575,000

Open House Sunday, July 21st 12-2pm Minutes from the city, miles from the busy - find instant peace as you drive up the private driveway to your stunning acreage home. Nestled on 3.11 acres of pristine land, this custom-built modern home offers clean lines, heated concrete floors, and an open-concept living space perfect for entertaining. The spacious and inviting living room features a gas fireplace with modern stonework and built-ins, seamlessly connected to the dining room. The huge, beautiful kitchen boasts extensive cabinetry and counters, a large island, high-end stainless steel appliances such as Dacor gas range, Dacor wall oven and warming drawer and Frigidaire professional refrigerator. The spacious walk in pantry offers ample storage and space for small appliances. The main floor includes a den, a spacious mudroom and a bright office with direct exterior access making it perfect for work from home! The upper floor houses four bedrooms, including a large primary suite with a luxurious 5-piece ensuite and walk-in closet. Don't miss the secret Eagles Nest play area! The basement is equipped with a rec room, that is perfect for a gym or teen hangout , a full bath and steam shower, and loads of storage. Tucked away is a perfect cold room/wine cellar. This home is designed with energy efficiency in mind. The concrete floors on the main and basement levels have radiant floor heating, and both upstairs bathrooms feature electric in-floor heating. The heated garage has a power-vented gas ceiling-mounted unit. The walls have R40 insulation and the roof has R50 insulation, ensuring optimal energy efficiency. The double frame construction (Nearly 12" exterior wall thickness) eliminates the need for A/C and provides passive energy efficiency by preventing thermal bridging. Multiple opening windows in each room allow for cross ventilation, and 4' overhangs reduce sol...

Steam room 5.08 Ft x 7.00 Ft

4pc Bathroom 9.17 Ft x 5.92 Ft

Exercise room 22.25 Ft x 14.00 Ft

Storage 13.08 Ft x 7.58 Ft

Kitchen 10.08 Ft x 25.42 Ft

Living room 17.17 Ft x 19.75 Ft

Other 8.17 Ft x 11.75 Ft

Office 10.42 Ft x 13.42 Ft

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Furnace 8.50 Ft x 14.25 Ft

Wine Cellar 11.00 Ft x 7.83 Ft

2pc Bathroom 6.33 Ft x 8.83 Ft

Den 12.00 Ft x 17.75 Ft

Dining room 13.67 Ft x 27.08 Ft

Foyer 7.25 Ft x 9.08 Ft

Pantry 4.25 Ft x 13.92 Ft

5pc Bathroom 5.92 Ft x 12.58 Ft

5pc Bathroom 15.67 Ft x 10.00 Ft

Bedroom 11.25 Ft x 11.33 Ft

Bedroom 13.17 Ft x 14.42 Ft