



# 354231 288 Street Rural Foothills County Alberta

\$2,400,000

"Warewoods Way" estate is hidden away and surrounded by the Breathtaking natural beauty of the Foothills SW of Millarville. From the road, you have no clue this GORGEOUS estate in the trees on 16.13 ac EVEN EXISTS! If privacy, tranquility, seclusion, and sustainable living is what you're after, then welcome home. Upon entering the front security gate, a winding driveway through the trees inevitably leads to the 4-car detached garage and 3,500 + sq/ft 2-storey home that underwent a major renovation in 2018 that is evident throughout. Features of this home include: 5 bedrooms, 3 1/2-bathroom, main floor engineered hardwood plank flooring, granite countertops, farmhouse sink, stainless steel appliances, built in oven, 1 W/B stove, 1 W/B fireplace, 1 gas fireplace, sauna, a massive wrap-around deck to expand your living space, and so much more. The heated 4-car detached garage features a 2nd storey loft space that could serve a variety of different purposes! This property has so much to offer!!! A short walk South on the boardwalk pathway will take you to the greenhouse & wood storage room with a 7' high fenced garden area. A back-up generator located behind the greenhouse offers security from power failure should the need ever arise. Further to the South you will find the 40' x 60' Quonset Shop complete with a large 18' x 14' overhead door, 10' x 40' mezzanine, overhead radiant heater, H/C water, loading dock, built-in workbenches, 240V plugins, concrete floors, and more. The Barn/Studio/Shop/Office is so versatile, the opportunities are unlimited! The front entry opens into a small office, kitchenette, 3-pc bathroom, and the stairwell to access the upper level. Enter into the equipment storage area that is complete with 2 overhead garage doors, a dog wash, H/C water, in-floor heat, and more. Step outside the O/H door to a ground level covered patio area!! On the Sout...

Den 16.00 Ft x 11.25 Ft

Bedroom 11.08 Ft x 8.42 Ft

Bedroom 14.92 Ft x 13.58 Ft

Other 11.67 Ft x 5.50 Ft

Dining room 12.33 Ft x 10.42 Ft

Breakfast 8.42 Ft x 6.83 Ft

Family room 16.75 Ft x 12.33 Ft

Recreational, Games room 21.17 Ft x 14.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Cold room 7.00 Ft x 5.17 Ft

Sauna 7.25 Ft x 2.83 Ft

3pc Bathroom 7.58 Ft x 6.58 Ft

Furnace 12.50 Ft x 12.08 Ft

Living room 16.25 Ft x 15.08 Ft

Kitchen 12.83 Ft x 8.83 Ft

Foyer 5.25 Ft x 5.00 Ft

Laundry room 12.17 Ft x 5.33 Ft

2pc Bathroom 5.33 Ft x 4.42 Ft

Loft 13.92 Ft x 9.83 Ft

Primary Bedroom 11.58 Ft x 10.33 Ft