



37 Aspen Creek Drive Rural Foothills County Alberta

\$1,599,000

***OPEN HOUSE SATURDAY, JUNE 28th & SUNDAY, JUNE 29th- 1:00-4:30 PM- BRING YOUR WALKING SHOES!** The opportunity to own a property like this, with all its stunning features, only comes along once in a while. A testament to the powers of friendship and collaboration, this home has been lovingly restored into something blending the best of the new world and the old. The land is 17 acres of biodiversity, containing several ecosystems; rolling hills of poplar and aspen, wetlands, spruce and pine, seasonal creeks, and shared pond ideal for summer nights watching stars, and winter nights playing hockey and then relaxing by the fire. The house blends so well onto the forest itself it almost seems part of the trees, having the same attributes- tall, stately, natural. With multiple elevated and wraparound decks, and views in every direction, it's the tree house you always wanted, but a luxury home. The main floor opens into a spacious foyer that leads into either a comfortable family room with wood-burning fireplace, or a formal dining room. Further, you find a country kitchen with gas range, stainless steel appliances and breakfast nook with forest views. There's a flex space that could be an office or workout space, and then something truly stunning- a vaulted, open-beam solarium that feels like being in your "cabin away from home" at home!! The second floor has vaulted rooms throughout with two bedrooms and a 4-piece bath. The stunning primary suite has its own en-suite bath, walk through closet, as well as a private fireplace and balcony. The basement has a rec room with cabinets locally milled by McLean Creek lumber, and a newer regency wood insert fireplace valued over \$9,000. The walk-in sauna and 3-piece bath complete this level, along with the utility room and its two high efficiency NAPOLEON top of the line furnaces, laundry and a separate entrance to grade level...

Primary Bedroom 15.67 Ft x 25.08 Ft
Bedroom 12.58 Ft x 10.00 Ft
Bedroom 11.83 Ft x 12.25 Ft
4pc Bathroom 7.42 Ft x 4.92 Ft
4pc Bathroom 8.50 Ft x 8.25 Ft
3pc Bathroom 8.67 Ft x 12.75 Ft
Recreational, Games room 19.25 Ft x 24.67 Ft
2pc Bathroom 4.67 Ft x 4.67 Ft

Dining room 15.67 Ft x 11.42 Ft
Family room 10.67 Ft x 13.00 Ft
Foyer 6.92 Ft x 13.42 Ft
Kitchen 15.50 Ft x 11.58 Ft
Living room 19.58 Ft x 13.00 Ft
Sunroom 16.92 Ft x 22.00 Ft
4pc Bathroom 7.83 Ft x 7.83 Ft
Primary Bedroom 11.08 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

<http://gerryandjanice.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Breakfast 9.00 Ft x 8.00 Ft

Bedroom 9.58 Ft x 10.92 Ft

Den 8.67 Ft x 13.50 Ft