



## 386065 96 Street Rural Foothills County Alberta

\$3,395,000

Welcome to a rare opportunity to own a truly exceptional property, where sweeping mountain views and superior craftsmanship combine to create the ultimate Alberta lifestyle. From the moment you arrive, you'll be greeted by some of the most jaw-dropping vistas in Western Canada. This custom-built Craftsman-style bungalow offers timeless architecture, thoughtful design, and unparalleled quality throughout. Inside, you'll be captivated by handcrafted timber frame accents, a grand curved staircase, a floor-to-ceiling stone fireplace, and an elegant study/library perfect for showcasing your book collection. With seven spacious, light-filled bedrooms, this home easily accommodates family and guests alike. The gourmet kitchen is an entertainer's dream—featuring dual islands, granite countertops, a Miele double oven, gas range with pot filler, prep sink, butler's station, and a walk-in pantry. The adjacent dining area is framed by three walls of windows, offering stunning panoramic views to elevate every meal. Throughout the home, rustic wood beams, solid wood doors, tray ceilings, crown moulding, wide-plank hardwood floors, and vaulted ceilings emphasize craftsmanship and warmth. The primary suite is a serene retreat, with expansive windows, direct access to the west-facing deck, and a spa-like ensuite with a deep soaker tub and walk-in rain shower. The walkout lower level features 10-foot ceilings, a wood-burning fireplace, a games area, classroom or hobby space, home gym, and media room. A spiral staircase on the south end leads to a charming reading nook, while in-floor heating ensures cozy comfort throughout the year. Step outside to a property that's fully equipped for whatever your dreams may be. The oversized, heated triple garage offers exceptional functionality. Above it, discover a dedicated office suite with a meeting room, fireplace, bathroom, private office,...

Bonus Room 18.92 Ft x 16.75 Ft

Other 6.92 Ft x 4.92 Ft

Den 17.83 Ft x 13.67 Ft

Other 4.83 Ft x 2.75 Ft

2pc Bathroom 5.83 Ft x 4.92 Ft

Other 15.08 Ft x 5.25 Ft

Storage 7.83 Ft x 5.50 Ft

Family room 28.33 Ft x 19.92 Ft

Other 7.08 Ft x 5.67 Ft

Bedroom 14.75 Ft x 11.42 Ft

Other 6.50 Ft x 5.58 Ft

Bedroom 14.00 Ft x 13.50 Ft

Other 7.92 Ft x 6.58 Ft

Bedroom 13.08 Ft x 11.83 Ft

Other 6.33 Ft x 6.17 Ft

Exercise room 16.00 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.teamhawkins.ca/>



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Recreational, Games room 18.17 Ft x 13.92 Ft      Den 13.58 Ft x 12.08 Ft

Bedroom 14.67 Ft x 11.58 Ft