



## 8070 266 Avenue Rural Foothills County Alberta

\$1,799,900

This distinguished Greek Revival-style equestrian estate in De Winton, epitomizes grandeur. included in supplements precision service valuation. With over 5,700 sq.ft. of meticulously designed living space on 4.5 sprawling acres, this luxurious property combines the tranquility of country living with the convenience of being minutes from Calgary and Okotoks. Privacy and security are elevated with a gated entrance, equipped with a newer motor, intercom system, gate camera, and ambient LED lighting for added peace of mind. The estate's main house is a masterpiece, centered around a chef's kitchen boasting premium Wolf Gas and Thermador Induction Cooktops, Miele appliances, quartz countertops, a stunning glass backsplash, soft-closing drawers, and a touchless faucet for modern convenience. The opulent primary suite offers a lavish 6-piece ensuite, including a Kohler DTV digital shower system, Whirlpool Hytec Brindisi bathtub with light and warming features, Toto fixtures, in-floor heating, and a striking Ortal vertical fireplace. Sophistication extends to the expansive living room, where soaring ceilings and Bose speakers elevate the grand ambiance. The lower-level walkout is perfect for entertaining, with in-floor heating, a dedicated pool table area, and a luxurious 3-piece steam shower. The property features two completely separate legal rental suites, each independent from the main house. Above the triple garage, a 900 sq.ft. 2-bedroom apartment offers private accommodation with its own kitchen, family room, laundry, 3-piece bath, and two private decks. Additionally, there is a detached 1,100 sq.ft. workshop/kitchen & Bathroom, which includes two bedrooms, a 4-piece bath, and a full kitchen, providing a versatile space that can be rented or used as additional living quarters. Both currently rented for a combined income of \$ 3,900 per month plus utilities. A...

3pc Bathroom 1.68 M x 3.15 M

3pc Bathroom 1.50 M x 3.79 M

4pc Bathroom 2.34 M x 3.23 M

Other 2.62 M x 2.19 M

Storage 1.37 M x 2.34 M

Furnace 5.16 M x 5.61 M

4pc Bathroom 1.52 M x 2.46 M

Bedroom 3.41 M x 3.58 M

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

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Bedroom 4.09 M x 5.66 M  
Bedroom 3.66 M x 4.80 M  
Recreational, Games room 13.18 M x 10.34 M  
Storage 4.52 M x 6.15 M  
Storage 2.26 M x 3.02 M  
Storage 1.93 M x 4.80 M

Bedroom 4.14 M x 3.45 M  
Dining room 3.48 M x 2.01 M  
Kitchen 3.41 M x 2.44 M  
Living room 5.18 M x 7.14 M  
Living room 6.55 M x 5.59 M