



112067 292 Avenue Rural Foothills County Alberta

\$3,480,000

Welcome to this beautiful oasis conveniently situated 30 minutes from downtown Calgary on 40 acres in the rolling foothills south of Spruce Meadows, Sirocco Golf Course and Granary Road. Once you enter through the wrought-iron gate, the long tree-lined asphalt driveway sets the mood of what is to come and beautiful landscaping sets the tone of grandeur. This 9,284 sqft home is perched on top of rolling land with idyllic 360 degrees of panoramic mountain and city views. The foyer greets you with a stunning open-rise spiral staircase that frames the center indoor garden. Soaring ceilings, huge skylights, solarium allows the sun to drench this estate home while taking advantage of the incredible views. The main floor kitchen is massive with abundant cabinetry, high-end JennAir appliances, upgraded lighting and huge island. Other rooms include the dining room, eating nook, tea room, great room with 30 foot ceilings and double sided fireplace, music room, library/office, 2 bathrooms and laundry room. Enjoy the stunning panoramic mountain views from your 1000 sqft deck with glass railing, gazebo and spiral staircase that takes you to the immaculately landscaped yard. The upper floor features the primary retreat with 5 piece ensuite bath, private balcony, huge walk-in closet, and adjacent sitting room with gas fireplace and another balcony. Two additional bedrooms each with their own ensuite baths and walk-in closets and a lovely front balcony to enjoy your morning coffee complete the upper floor. The fully developed walkout basement is a wonderful place to entertain and to enjoy movie nights with the family. Large recreation room with wood burning fireplace/stove, full wet bar with cooktop stove, 2 additional bedrooms, dedicated hot tub room, sauna, games room, 5 piece bathroom, utility room and cold storage room. Also included is a 55x80 foot shop with 12 foot ceilings,...

- 5pc Bathroom 8.58 Ft x 11.42 Ft
- Other 15.08 Ft x 12.67 Ft
- Bedroom 12.83 Ft x 17.17 Ft
- Great room 30.50 Ft x 35.67 Ft

- 5pc Bathroom 8.67 Ft x 9.33 Ft
- Breakfast 20.00 Ft x 16.25 Ft
- Den 14.67 Ft x 20.67 Ft
- Dining room 21.42 Ft x 14.08 Ft

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Listing Presented By:



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Other 13.33 Ft x 13.83 Ft

Bedroom 12.33 Ft x 16.50 Ft

Recreational, Games room 33.42 Ft x 17.58 Ft

Storage 13.00 Ft x 22.17 Ft

Furnace 24.08 Ft x 18.08 Ft

2pc Bathroom 5.00 Ft x 11.08 Ft

Family room 22.42 Ft x 19.17 Ft

Kitchen 16.33 Ft x 24.50 Ft

Laundry room 12.92 Ft x 10.33 Ft

Other 17.58 Ft x 19.00 Ft

Living room 20.58 Ft x 14.25 Ft