



# 192022 Downings Lane Rural Foothills County Alberta

\$2,225,000

\*OPEN HOUSE, SEP 16TH, SAT 12PM - 3PM\* A spectacular residence and stunning views that will literally take your breath away! Look out your windows at the gorgeous rolling Foothills and Rocky Mountains as you enjoy a home that is both very spacious and very comfortable. \*\*BONUS ALERT\*\* - There is an impressive brand new \$300k shop that boast approx 4,000 sqft of incredibly useable space for whatever your heart desires. Only 15 min from the Shawnessy shopping center means you're never far from everything! The architectural details of this residence make a bold statement of elegance and grandeur. The interior of the home has been freshly painted creating a crisp and inviting atmosphere throughout. The living room has a wonderful coffered ceiling which adds richness and gravitas as you enter. A gas fireplace with a captivating water feature above becomes the focal point of the room, providing both warmth and visual appeal. Built-in bookcases offer a stylish storage solution while enhancing the overall aesthetics. The kitchen is a chef's dream, featuring a Thermador steam oven, which allows for precise and healthy cooking. Additionally, a built-in china cabinet with glass doors showcases your exquisite dinnerware and adds a touch of sophistication to the space. The dining room is a true masterpiece, boasting three walls of windows that flood the area with natural light and offer breathtaking views of the surroundings. Custom tile inserts in the hardwood flooring add a unique and artistic touch, elevating the dining experience. The main floor accommodates three bedrooms, including a luxurious primary bedroom. The primary suite boasts an ensuite bathroom with dual vanities. The ensuite also offers a private entrance to the balcony, allowing you to enjoy the outdoors in privacy and comfort. Throughout the home, crown molding graces the ceilings, adding an element of el...

2pc Bathroom 4.92 Ft x 6.50 Ft

4pc Bathroom 11.50 Ft x 5.67 Ft

Bedroom 12.75 Ft x 13.92 Ft

Bedroom 11.33 Ft x 10.42 Ft

Media 14.50 Ft x 16.50 Ft

Furnace 16.83 Ft x 15.50 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

4pc Bathroom 5.92 Ft x 10.25 Ft

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

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

<http://www.mclarenrealestate.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Den	5.92 Ft x 9.00 Ft	5pc Bathroom	14.17 Ft x 11.17 Ft
Family room	11.67 Ft x 22.50 Ft	Bedroom	10.83 Ft x 14.75 Ft
Great room	20.17 Ft x 23.75 Ft	Bedroom	12.58 Ft x 11.58 Ft
Kitchen	17.67 Ft x 17.83 Ft	Dining room	16.58 Ft x 14.00 Ft
Recreational, Games room	20.17 Ft x 19.42 Ft	Foyer	6.25 Ft x 15.92 Ft
Storage	5.33 Ft x 8.25 Ft		