



# 210196 90 Street Rural Foothills County Alberta

\$1,820,000

Set atop a private, gated lot, this custom-designed home takes full advantage of its unobstructed, far-reaching views. A winding drive leads you through the property, gradually revealing a home thoughtfully positioned to capture both privacy and landscape. Mornings here begin quietly--coffee in hand while watching horses train nearby--and on clear days the Rocky Mountains rise in the distance, a reminder of how remarkable this setting truly is. Inside, three levels of carefully designed living space offer room to gather, entertain, and retreat. The home opens to a generous foyer where a graceful staircase anchors the space. A bright flex room currently serves as a home office, while across the hall a well-proportioned dining room connects seamlessly to the kitchen and pantry--an easy layout for hosting family dinners or larger celebrations. The main level is filled with natural light, thanks to soaring ceilings and expansive windows. At the center of the home, the kitchen is designed for both everyday use and cooking with purpose, offering extensive cabinetry, a large island, built-in appliances, and a nearby pantry. The main-floor laundry room provides a cheerful, practical workspace. Tucked away for privacy, the primary suite offers a quiet retreat with a spacious walk-in closet and a beautifully appointed ensuite. A richly finished powder room completes the level. Upstairs, two equally sized bedrooms each feature their own full ensuite bath and elevated views across the surrounding landscape. The lower level introduces a generous amount of additional living space. Here you'll find a large bedroom with a cheater ensuite, a gym, family room, games area--with pool table included--and a kitchenette with secondary laundry. This level adapts easily for entertaining, extended family, or a private living area for guests or a nanny. Outdoor living is equally inviting. Warm da...

- Bedroom 14.17 Ft x 13.33 Ft
- 4pc Bathroom 8.17 Ft x 5.00 Ft
- Bedroom 14.08 Ft x 13.33 Ft
- 4pc Bathroom 8.17 Ft x 5.00 Ft
- Recreational, Games room 31.33 Ft x 20.25 Ft
- Other 10.92 Ft x 9.00 Ft
- Furnace 31.50 Ft x 17.33 Ft
- Exercise room 17.67 Ft x 12.67 Ft

- Living room 25.08 Ft x 15.00 Ft
- Dining room 14.08 Ft x 11.50 Ft
- Family room 16.25 Ft x 17.92 Ft
- Kitchen 20.17 Ft x 17.33 Ft
- Foyer 3.58 Ft x 13.83 Ft
- Other 14.58 Ft x 9.33 Ft
- Laundry room 9.50 Ft x 5.50 Ft
- 2pc Bathroom 5.08 Ft x 6.58 Ft

Listing Presented By:



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Bedroom 13.58 Ft x 13.08 Ft

Primary Bedroom 14.83 Ft x 14.08 Ft

3pc Bathroom 9.67 Ft x 6.58 Ft