

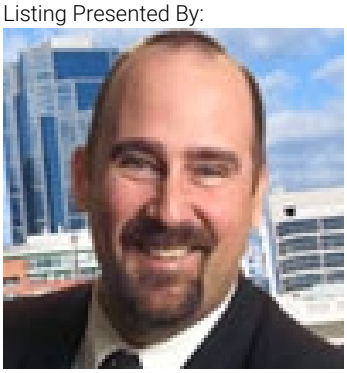
# 242048 32 Street Rural Foothills County Alberta

$2,595,000

Prime 3.85-acre estate in a coveted location just off Dunbow and 32nd Avenue, minutes from Calgary's city limits. An exceptional heated pool features a waterslide, diving board, and expansive deck, complemented by a full pool house with bar and private bathroom. Over 7,000 square feet of fully finished space flows seamlessly from the walkout basement directly to the pool area. Twin heated garages--triple-attached and double-attached--offer exceptional vehicle and storage capacity. Mature trees provide outstanding privacy and seclusion throughout. Five bedrooms include four ensuite bathrooms with eight total bathrooms, anchored by an extraordinary primary ensuite featuring marble slab vanities, a massive steam shower, premium jet tub, and marble floors and walls. Additional luxury upgrades include 9 heat zones, 12 sets of speakers, 2 central A/C units, remote fireplaces and ceiling fans, boiler-heated floors in basement and garages, high-end stainless appliances, a climate-controlled wine cellar, media room, and 2 bars. A second bar in the walkout basement is perfectly positioned for entertaining. A powerful 33KW solar system generates substantial summer energy, covering all electricity costs year-round with potential to be a net exporter. An excellent well producing 6 gallons per minute, paired with a large indoor cistern, ensures simultaneous showers without limitation. Recent inspections and certifications of the water system, well, and septic are available. A gated, paved driveway, private camping space, and a productive fruit orchard complete this exceptional property. This rare offering could satisfy the requirements of the most discerning buyers--schedule your private viewing today. (id:6769)

Bedroom 17.00 Ft x 14.17 Ft
Media 26.00 Ft x 10.83 Ft
Family room 25.17 Ft x 24.17 Ft
Other 9.83 Ft x 7.83 Ft
4pc Bathroom Measurements not available
Storage 16.00 Ft x 12.25 Ft
Furnace 14.17 Ft x 6.00 Ft
Cold room 11.58 Ft x 5.67 Ft
Storage 14.75 Ft x 14.50 Ft
Kitchen 15.67 Ft x 11.00 Ft
Dining room 13.75 Ft x 13.58 Ft
Office 16.08 Ft x 11.75 Ft
Living room 20.08 Ft x 15.25 Ft
Laundry room 10.08 Ft x 9.75 Ft
Primary Bedroom 17.58 Ft x 14.42 Ft
Breakfast 18.50 Ft x 11.00 Ft
2pc Bathroom Measurements not available
2pc Bathroom Measurements not available


Listing Presented By:



Originally Listed by:
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**RE/MAX Realty Professionals**

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

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

2pc Bathroom Measurements not available