



## 250071 16 Street Rural Foothills County Alberta

\$3,475,000

This unparalleled, luxury bungalow estate blends exquisite craftsmanship, state-of-the-art equestrian facilities, & stunning panoramic views of city skyline & majestic Rocky Mountains in a perfect location. Designed for a discerning homeowner/entertainer & equestrian enthusiast, this property offers a harmonious balance of refined living & outdoor excellence. Located within 7 mins to Legacy & 10 minutes of Strathcona-Tweedsmuir School. Boasting over 3300 sq. ft. on the main floor & upper level, & fully developed 2,500 sq. ft. 2 bed walkout basement, it is a masterpiece of functionality, ensuring comfort & elegance in every detail. Just updated wt new paint, lighting features, NEW kitchen in 23/24, that is a chef's dream, wt a one-piece imported stone from India- Taj Mahal quartzite countertop, custom cabinetry & roll-out drawers, a built-in refrigerator & freezer, a reverse osmosis water system. Walnut hardwood flooring throughout the main level, open concept, 15-ft + ceilings, custom millwork, including coffered ceilings are distinctive. The adjacent dining room, with its grass-woven wallpaper & room for 10+, sets the stage for formal entertaining. Primary suite has a stylishly enhanced ensuite 24/25, a modern bathtub, glass-enclosed shower wt custom bench, redone custom walk-in closet, big windows+ built-in cabinetry = the perfect retreat. The home exudes care, from a newly updated fireplace with a custom mantle, the smart designed mudroom/laundry wt built-ins shoes, jackets, and gear. All modern conveniences, including two high-efficiency furnaces wt HRV systems, AC on both the main & basement levels, built-in surround sound, Air Fibre internet + a Starlink antenna option. Oversized attached four-car garage features two single doors, one double door, a floor drain, man door and is heated. Outdoor living is inviting, wt a west-facing Durra Deck, double-sided fir...

Bonus Room 46.17 Ft x 24.25 Ft

2pc Bathroom 9.92 Ft x 4.83 Ft

5pc Bathroom 9.92 Ft x 9.92 Ft

Bedroom 17.83 Ft x 13.42 Ft

5pc Bathroom 10.92 Ft x 12.58 Ft

Bedroom 14.17 Ft x 11.00 Ft

Breakfast 8.83 Ft x 15.83 Ft

Dining room 14.50 Ft x 10.92 Ft

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Bedroom	10.92 Ft x 17.58 Ft	Foyer	12.00 Ft x 9.75 Ft
Recreational, Games room	39.58 Ft x 43.17 Ft	Kitchen	19.42 Ft x 15.83 Ft
Storage	9.92 Ft x 12.33 Ft	Laundry room	18.17 Ft x 11.50 Ft
Furnace	22.08 Ft x 10.58 Ft	Living room	27.08 Ft x 21.42 Ft
2pc Bathroom	4.92 Ft x 5.00 Ft	Primary Bedroom	22.50 Ft x 17.17 Ft
4pc Bathroom	14.08 Ft x 4.92 Ft		