

274256 272 Street Rural Foothills County Alberta

$5,995,000

This EXTRAORDINARY 122.12 Acre COUNTRY ESTATE offers the ULTIMATE LUXURY LIFESTYLE w/the most SPECTACULAR MOUNTAIN VIEWS -- perfectly positioned atop the rolling hills of Rural Foothills County near Millarville!!! An IMPRESSIVE 8,365 SQ FT of CUSTOM-BUILT LIVING SPACE w/6 BEDROOMS, 4 FULL BATHS + 2 HALF BATHS, CENTRAL A/C, an OVERSIZED HEATED ATTACHED 4 CAR GARAGE + WALK-OUT BASEMENT, this ONE-OF-A-KIND property also incl/an BARN w/8 STALLS for equestrian use, a FULLY Serviced SHOP, BEAUTIFUL PASTURELAND ideal for cattle + endless potential for a BED & BREAKFAST, WEDDING/EVENT VENUE, MULTI-GENERATIONAL COMPOUND or future SECOND RESIDENCE (subject to county approval). This property is to be SOLD TOGETHER w/the adjoining property located at #200 274256 272 Street W -- creating an incredibly rare opportunity to own a multi-parcel COUNTRY ESTATE w/unmatched versatility, scale + income-generating potential. A GATED paved driveway welcomes you into this FULLY FENCED Estate w/STUNNING pond + fountain, a COVERED Front Porch incl/a VERANDA, HARDY BOARD siding, RUBBER ROOF + a 60 YEAR WARRANTY. Inside showcases SOARING vaulted ceilings, a dramatic CURVED STAIRCASE w/Custom water feature, rich OAK trim, HICKORY flooring, METAL + WOOD railings, built-in SPEAKERS Inside/Outside + ELEVATOR access connecting all levels. Designed for both EVERYDAY COMFORT + entertaining, the main level has a PRIVATE OFFICE w/CUSTOM BOOKCASE, a SPIRAL staircase to the PRIVATE STUDIO LOFT, + the LIVING ROOM incl/GAS FIREPLACE. The CHEF-INSPIRED KITCHEN has White Cabinets, GRANITE countertops + SS appliances + LARGE PANTRY, a PRIVATE FITNESS ROOM + SUNROOM w/WEST MOUNTAIN VIEWS!!! The PRIMARY RETREAT offers breathtaking views, SPA-INSPIRED 6 PC ENSUITE w/HEATED FLOORS + LARGE WALK-IN CLOSET, while a 2ND ACCESSIBLE Bedroom, 3 PC Bath, Laundry + MUDROOM complete the level. The BASEMENT is designed for ...

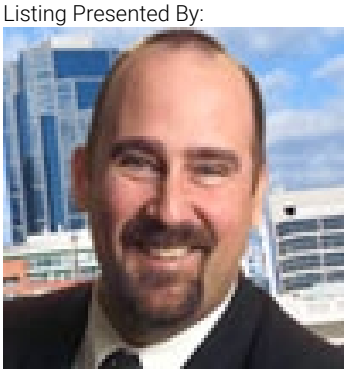
Other 19.42 Ft x 19.42 Ft

Storage 7.42 Ft x 4.75 Ft

Recreational, Games room 20.08 Ft x 12.33 Ft

Wine Cellar 8.25 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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Loft 14.00 Ft x 14.00 Ft

Family room 20.08 Ft x 19.75 Ft

Media 22.25 Ft x 15.25 Ft

Bedroom 15.42 Ft x 11.75 Ft

Other 6.75 Ft x 4.58 Ft

4pc Bathroom 11.25 Ft x 7.83 Ft

Bedroom 14.58 Ft x 12.83 Ft

Other 8.75 Ft x 4.42 Ft

Kitchen 15.58 Ft x 9.50 Ft

Other 13.75 Ft x 8.25 Ft

Bedroom 17.92 Ft x 11.08 Ft

Other 7.58 Ft x 4.42 Ft

Bedroom 21.58 Ft x 11.75 Ft

4pc Bathroom 10.33 Ft x 5.58 Ft

Other 13.92 Ft x 9.92 Ft