

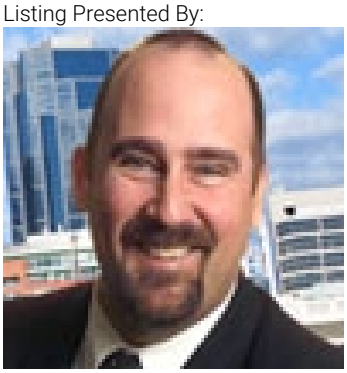
290226 316 Street Rural Foothills County Alberta

$4,500,000

Just 25 minutes from southwest Calgary, this 2011 SAM Award-winning custom residence offers 6,561 square feet of refined timber-and-stone living set against sweeping Rocky Mountain views and rolling ranch lands. Nestled between Brown-Lowery Provincial Park and Kananaskis Forest Reserve, the estate combines natural beauty with convenient access to Millarville, Black Diamond, and Bragg Creek, including local markets, schools, shopping, entertainment, and medical services. Set in Foothills County, renowned for its equestrian lifestyle, the area also offers access to respected horse training and boarding facilities. One-and-one-half-storeys - main floor, walkout lower level, and upper loft provide flexible living space. An option to include a loft conversion to add a fourth bedroom, ensuite bath, and den is an option offered by the current homeowners. Designed for effortless indoor-outdoor living, the home features ten-foot height walls under vaulted ceilings, exposed fir timber trusses, stone fireplaces, and eight-foot French doors that lead to a wood-planked deck and patterned concrete walkout patios and hot tub area. An east-facing courtyard that captures the morning sun, and the west-facing rear deck with vast mountain views, built-in gas BBQ, outdoor stone fireplace, and overhead heaters beneath a timber truss roof make year-round entertaining both comfortable and elegant. A Scandinavian-inspired spa, three-piece bath, dedicated gym, home theater, wine cellar, billiards room, and lower-level ensuite bedroom add comfort, recreation, and privacy.Crafted almost entirely from organic materials, the residence is finished with a copper-seamed Coppola roof, natural stone and brick exterior and interior, reclaimed hardwood, honed stone floors, metal-clad fir windows, stone sink vessels and granite countertops throughout. The chef's kitchen features custom alder cabinetry...

Family room 6.17 M x 4.88 M
Recreational, Games room 6.17 M x 4.78 M
Exercise room 8.15 M x 4.27 M
Recreational, Games room 5.49 M x 4.88 M
Breakfast 61.24 M x 3.66 M
Living room 5.69 M x 4.88 M
Den 4.88 M x 4.12 M
Laundry room 3.91 M x 2.57 M

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Wine Cellar 4.17 M x 3.20 M

Furnace 10.36 M x 6.40 M

3pc Bathroom 4.60 M x 2.64 M

3pc Bathroom 2.74 M x 2.62 M

Kitchen 5.59 M x 4.42 M

Dining room 4.83 M x 4.17 M

Bedroom 5.64 M x 5.18 M

Bedroom 4.88 M x 4.27 M

Primary Bedroom 4.88 M x 4.32 M

4pc Bathroom 3.15 M x 2.84 M

2pc Bathroom 2.03 M x 1.63 M