



## 290254 96 Street Rural Foothills County Alberta

\$5,600,000

Luxury Home, the ultimate horse facility in the center of a Wildlife corridor. Drive up the rail lined paved driveway, and marvel at a full range Rocky Mountain view as the backdrop for this breathtaking 3483 sq ft, walk out bungalow with 6200 sq ft of developed living space. Bright, large rooms that are custom architecturally designed, grand roof lines with large windows to drink in those huge panoramic views. The custom cherry door leads through a refined flagstone entrance into a well-planned, wood accented, open floor plan featuring gleaming cherry hardwood floors, and a "Wow factor" view from every room. A gourmet kitchen has granite counter tops, birds eye maple cabinets, hand-made pulls, high end appliances, copper hood fan, and a well-lit cedar vaulted ceiling - perfect for those who like to entertain. On a cool summer night there is nothing, like curling up in front of one of the 2 log burning, real stone fireplaces in the main Living room or Rec room downstairs. Can you imagine sipping your morning coffee on the wrap-around cedar deck as you watch horses grazing in the pasture and the kids running through the underground sprinklers in the full professionally landscaped yard. Need a little "me" time. Escape to the sanctuary of the executive Master suite, again, with those incredible mountain views, adobe gas fireplace, large walk in closet and 5 pc ensuite. The low maintenance exterior has adobe style stucco, stone siding, covered verandas, and clay tile roof. The local wildlife are a big part of this country oasis. You'll delight in the sounds of the elk bugling and the coyotes yipping on this un-subdivided, 160 acre quarter, that has a nice mix of aspen pockets, lush open grass meadow, and a "top of the world" 360 degree, city to mountain view. Everything is here for your four-legged friends: 70x160 ft indoor arena, attached 6 - Box Stall, 4 tie stal...

Bonus Room 5.64 M x 4.02 M

Office 4.33 M x 3.57 M

2pc Bathroom 2.71 M x 1.62 M

Bedroom 4.45 M x 4.15 M

Bedroom 4.66 M x 5.46 M

Den 5.43 M x 4.12 M

Family room 4.51 M x 7.16 M

Recreational, Games room 6.86 M x 7.47 M

4pc Bathroom 2.29 M x 2.50 M

4pc Bathroom 3.72 M x 3.57 M

Workshop 4.97 M x 4.97 M

Storage 3.29 M x 3.08 M

Kitchen 5.33 M x 5.88 M

Living room 7.29 M x 7.25 M

Dining room 4.42 M x 5.88 M

Primary Bedroom 5.52 M x 5.00 M

Listing Presented By:



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Coldwell Banker Mountain Central

<http://www.landinalberta.com/>

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Sunroom 3.96 M x 3.69 M

Breakfast 3.54 M x 3.29 M

Exercise room 3.93 M x 4.24 M