



338025 40 Street Rural Foothills County Alberta

\$2,999,995

This extraordinary estate offers an unmatched lifestyle of luxury, serenity, and elegance. Set on 7.98 acres of meticulously manicured, gated grounds, this private sanctuary provides sweeping views of the majestic mountains and picturesque valleys. Located just minutes from the vibrant city of Calgary, the charming town of Okotoks, the Calgary Polo Club, and the prestigious Strathcona-Tweedsmuir School, this property blends the best of secluded country living with urban convenience. As you approach Through the secure private gates and drive up to your front door via a circular paved driveway, the estate makes a grand impression with a central fountain and a stately portico framing the striking Black Forest front door. The three-acre homesite is beautifully framed by low-maintenance white vinyl fencing and serene landscaping, creating a peaceful oasis that sets the tone for what lies within. Step inside and discover a home where comfort meets sophistication. The grand foyer with 85 ft barrel ceiling welcomes you with a stunning combination of pearlescent marble and black walnut flooring as you enter the main living area a crystal chandelier with hoist capability crowns the main level, adding a sparkling touch of refinement over your open Stairway to the lower level which offers more exquisite living space. The open-concept layout flows seamlessly into the great room, anchored by a custom wood-burning fireplace, creating a warm and inviting atmosphere perfect for quiet evenings or lively gatherings. This then leads you to a chef's dream kitchen outfitted with a walnut island, premium Sub-Zero and Dacor appliances, and four dishwashers--designed for effortless entertaining. The primary suite is a private retreat, complete with a spa-inspired lounge and a dream-worthy walk-in closet. Throughout the home, thoughtful design and high-end finishes enhance every room. As y...

Recreational, Games room 46.67 Ft x 36.75 Ft

Bedroom 15.92 Ft x 12.08 Ft

Bedroom 14.83 Ft x 14.17 Ft

Bedroom 13.50 Ft x 15.75 Ft

5pc Bathroom 13.00 Ft x 12.08 Ft

Other 58.58 Ft x 48.33 Ft

4pc Bathroom 6.00 Ft x 10.67 Ft

Furnace 10.17 Ft x 13.33 Ft

Study 11.42 Ft x 15.67 Ft

Dining room 12.92 Ft x 22.83 Ft

Living room 26.42 Ft x 19.17 Ft

2pc Bathroom 5.75 Ft x 5.08 Ft

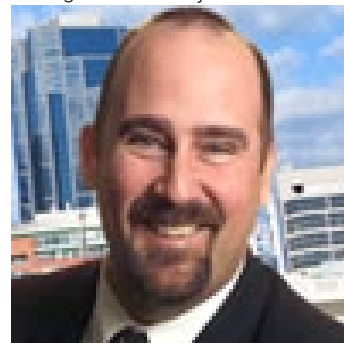
Kitchen 20.08 Ft x 11.00 Ft

Breakfast 10.75 Ft x 15.83 Ft

Office 10.42 Ft x 9.83 Ft

Pantry 6.50 Ft x 9.67 Ft a

Listing Presented By:



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RE/MAX Realty Professionals

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Furnace 9.42 Ft x 18.33 Ft

Laundry room 10.83 Ft x 9.17 Ft

Foyer 5.67 Ft x 14.08 Ft