



# 354146 104 Street Rural Foothills County Alberta

\$2,599,900

This gorgeous riverfront country estate delivers a one of a kind blend of rustic luxury living, countless year-round recreation opportunities, and spectacular landscapes. With No Public access to the Environment Reserve and private use of these lands making this expansive 10+ acres seem endless. Strategically located in the lower river valley nestled below towering 100 foot cliffs is a custom built ,3 bedroom,4 bathroom, walkout bungalow which boasts over 4200 square feet of impeccable luxury living. and 1900 square feet of outdoor living space under the covered wrap around deck. You'll immediately notice the abundance of natural light cascading through the main level. Oversized windows showcase magnificent views of the surrounding countryside and the Highwood River valley. The high ceilings are vaulted from the entrance into the great room, framed by gorgeous timber beams. The centerpiece and heart of the space is a massive wood burning river rock fireplace - a perfect place to relax with a glass of wine and a good book. The kitchen is a home chef's dream, with granite countertops, elegant custom hickory cabinetry, high-end appliances and a robust pantry. Enjoy a quick meal on the go at the kitchen island or entertain guests as you prepare your favorite family recipes. The adjacent dining area features breathtaking views and also opens onto the 1900 square feet covered deck - making your home a wonderful place to entertain year round. Your primary suite is an amazing oasis that will help you unwind after a long day. Here you'll find another impressive river rock fireplace and an expansive walk-in closet. The huge spa like en-suite offers a deep soaker jetted tub and a steam shower. Beautiful fixtures and design details will have you feeling serene everyday! Beyond the laundry room is a spacious Mudroom that leads you into your three car garage with a completely ...

- Bedroom 12.83 Ft x 9.50 Ft
- Bedroom 14.17 Ft x 12.83 Ft
- 4pc Bathroom 12.67 Ft x 9.50 Ft
- Kitchen 18.50 Ft x 15.83 Ft

- Laundry room 14.00 Ft x 6.00 Ft
- Storage 9.00 Ft x 6.33 Ft
- Den 17.33 Ft x 9.00 Ft
- Primary Bedroom 18.50 Ft x 16.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.rlobsinger.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 20.50 Ft x 13.33 Ft  
Great room 18.00 Ft x 17.00 Ft  
Foyer 11.83 Ft x 10.17 Ft  
Other 11.50 Ft x 9.00 Ft

5pc Bathroom 14.50 Ft x 12.67 Ft  
2pc Bathroom 7.50 Ft x 2.83 Ft  
2pc Bathroom 4.67 Ft x 4.67 Ft