



538067 40 Street Rural Foothills County Alberta

\$2,990,000

Experience the pinnacle of country living on this expansive 89.8-acre estate, just minutes west of High River. This exclusive retreat, complete with river access, offers abundant space and amenities tailored for a large family seeking space both inside and out. Upon entering through the wrought iron, gated entrance and following the tree-lined paved lane, you'll be enveloped in a setting reminiscent of a secluded park. Indulge in the tranquility of the expansive yard, accentuated by massive trees and a serene aerated fish pond. Utilize the large well-appointed shop/barn boasting heat, water, and ample storage space for all your acreage needs. The property is fenced and cross-fenced catering to the equestrian enthusiasts, providing ample room to create riding trails or construct an outdoor riding arena. With two wells onsite, water is plentiful to sustain the house, horses, gardens, and lawns - all managed by an advanced irrigation system. The luxurious custom bungalow spans over 3,400 square feet and comprises four generous bedrooms each adorned with large bay windows, a formal dining room, sunken living room with built-in sound, a cozy family room, and an office featuring exquisite custom-built desk and shelves. Every room offers idyllic picture windows to capture the exquisite rural setting. Noteworthy is the expansive kitchen - designed for entertaining, with custom cabinetry, a wood-burning fireplace, and a sizeable walk-in pantry complete with a cold room. Further, the sunroom bathed in natural light offers a cozy retreat with a quaint wood-burning stove and picturesque views of the pristine park-like surroundings teeming with wildlife. The fully finished basement offers sprawling additional living space, suitable for a home theatre, gym, or ample storage. Despite its rural setting, the acreage is mere minutes to shopping, schools, and a hospital, providing a per...

Bonus Room 24.08 Ft x 33.92 Ft

Den 18.50 Ft x 9.92 Ft

Recreational, Games room 37.83 Ft x 31.17 Ft

Storage 15.50 Ft x 18.17 Ft

5pc Bathroom 17.00 Ft x 8.83 Ft

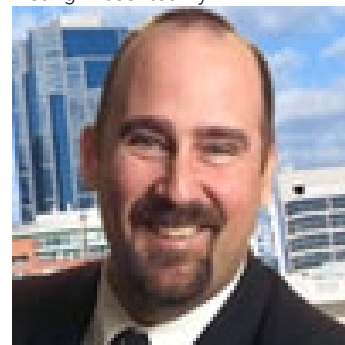
Bedroom 12.17 Ft x 11.58 Ft

Bedroom 15.08 Ft x 11.50 Ft

Dining room 17.83 Ft x 11.75 Ft

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Listing Presented By:



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Sotheby's International Realty
Canada

RE/MAX Realty Professionals

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Storage 9.92 Ft x 6.17 Ft

Storage 5.58 Ft x 5.17 Ft

Other 6.33 Ft x 2.17 Ft

Storage 19.58 Ft x 47.83 Ft

3pc Bathroom 9.33 Ft x 4.17 Ft

Bedroom 12.08 Ft x 11.58 Ft

Family room 17.92 Ft x 15.50 Ft

5pc Bathroom 10.33 Ft x 11.92 Ft

Foyer 11.33 Ft x 7.33 Ft

Kitchen 17.92 Ft x 15.83 Ft

Laundry room 10.42 Ft x 8.00 Ft