



# 610107 184 Street Rural Foothills County Alberta

\$1,500,000

This custom-built, luxury home sits on 12.4 scenic acres just 20 minutes from High River, offering 6,269 sq. ft. of meticulously crafted living space. Designed to blend rustic charm with modern amenities, the home is a masterpiece of craftsmanship and thoughtful design. The main floor features walnut hardwood flooring and porcelain tile, creating a warm yet refined atmosphere. The vaulted cedar ceilings in the grand living room add to the sense of openness, with the room anchored by a striking wood-burning fireplace made from Arizona Sedona Red Sandstone, a true focal point of the space. Large windows surround the living area, flooding it with natural light while offering unobstructed, breathtaking views of the Rocky Mountains and river valley. The design allows the beauty of the outdoors to feel like an integral part of the home. The open-concept layout flows seamlessly between the living room, kitchen, and dining area, making it perfect for both everyday living and large family gatherings. The kitchen is a chef's dream, featuring granite countertops, a high-end gas range, and Mission Style cabinetry made from quarter-cut English Oak. The primary suite on the main floor features a spacious bedroom, complete with a luxurious ensuite bathroom designed for relaxation. The ensuite includes a deep soaker tub, a walk-in shower, and a large walk-in closet with custom-built storage solutions. The direct access to the laundry room from the closet is a thoughtful touch, adding an extra layer of convenience. Located down a private hallway are two additional large bedrooms, each providing comfort and privacy for family members or guests. The basement is partially finished, offering a world of possibilities for customization. Currently, it features a large gathering space with a gas fireplace, perfect for cozy nights with family or friends. Rough-ins are already in place for a...

Recreational, Games room 8.69 M x 10.29 M  
Storage 3.10 M x 4.62 M  
Storage 2.06 M x 2.36 M  
Storage 1.78 M x 2.39 M

Kitchen 5.69 M x 7.64 M  
Office 2.64 M x 5.28 M  
Primary Bedroom 4.37 M x 4.57 M  
Bedroom 3.35 M x 3.91 M

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Bedroom 3.45 M x 4.78 M

Bedroom 3.38 M x 4.27 M

Furnace 4.14 M x 5.77 M

Other 2.57 M x 3.48 M

Living room 7.32 M x 7.85 M

Dining room 3.35 M x 3.48 M

Bedroom 3.35 M x 4.32 M

Laundry room 1.47 M x 2.39 M

4pc Bathroom 3.07 M x 3.15 M

4pc Bathroom 2.95 M x 5.82 M

2pc Bathroom Measurements not available