

96012 198 Avenue Rural Foothills County Alberta

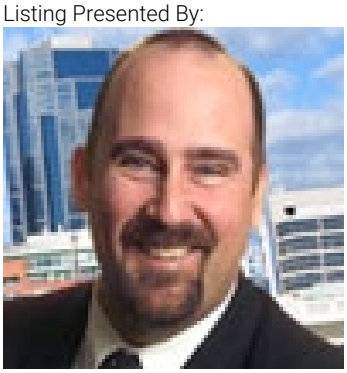
$5,749,000

This SPECTACULAR LIFESTYLE PROPERTY defines the ULTIMATE COUNTRY ESTATE, set on a STUNNING + PRIVATE 29.79 ACRES IN FOOTHILLS COUNTY. Offering POTENTIAL FOR SUBDIVISION into 3-6 LOTS (w/ MD APPROVAL), this is a RARE OPPORTUNITY to secure a premier estate w/LONG-TERM DEVELOPMENT + INVESTMENT POTENTIAL.The CUSTOM-BUILT 2-STOREY WALK-OUT residence offers an IMPRESSIVE 10,629 SQ FT of FULLY DEVELOPED LIVING SPACE (6,128 SQ FT AG + 4,158 SQ FT BG), complemented by an OVERSIZED HEATED ATTACHED TRIPLE GARAGE (45'2" X 24'10") + BREATHTAKING VIEWS.Thoughtfully designed as 1 RESIDENCE W/2 DISTINCT LIVING SPACES, the home provides exceptional flexibility for PRIVATE GUEST ACCOMMODATION or SEAMLESS MULTI-GENERATIONAL LIVING -- all while maintaining the elegance + cohesion of a single estate.With 5 BEDROOMS, 6 FULL & 2 HALF BATHS, along w/a SPA ROOM, WINE CELLAR, + FULL THEATRE, this ARCHITECTURAL SHOWPIECE delivers a refined balance of LUXURY, COMFORT, + PRIVACY.From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13'5" CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR w/sophisticated design, feat. a formal FOYER, LIVING ROOM W/GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING.The CHEF-INSPIRED KITCHEN is a true culinary haven w/MIELE BUILT-IN APPLIANCES, including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE, QUARTZ COUNTERTOPS, GLASS BACKSPLASH, + a FULL WALK-IN PANTRY. Adjacent is a COFFEE STATION, FORMAL DINING AREA, + BREAKFAST NOOK - bathed in natural light and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS.The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY feat. a LUXURIOUS 6-PC SPA-STYLE ENSUITE w/DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET W/CUSTOM BUILT-INS.The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM, OFFICE/STUDY W/SHELVING, + a generous MUDROOM W/LOCKERS + BENCH SE...

Bonus Room 49.00 Ft x 11.58 Ft

Sauna 6.83 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Bedroom 12.58 Ft x 12.33 Ft
Other 9.92 Ft x 5.25 Ft
4pc Bathroom 10.42 Ft x 5.92 Ft
Bedroom 12.50 Ft x 12.33 Ft
Other 6.33 Ft x 5.25 Ft
3pc Bathroom 9.42 Ft x 5.25 Ft
Family room 24.00 Ft x 19.33 Ft
2pc Bathroom 9.42 Ft x 5.67 Ft
Media 19.50 Ft x 12.33 Ft

Steam room 6.83 Ft x 5.33 Ft
3pc Bathroom 11.33 Ft x 6.00 Ft
Bedroom 13.92 Ft x 12.42 Ft
Other 4.83 Ft x 4.67 Ft
4pc Bathroom 12.33 Ft x 5.92 Ft
Other 11.08 Ft x 8.58 Ft
Wine Cellar 16.33 Ft x 15.42 Ft
Office 16.33 Ft x 15.42 Ft