



GRASSROOTS
REALTY GROUP

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272001-200 272 Street W
Rural Foothills County, Alberta

MLS # A2229409



\$4,175,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,442 sq.ft.	Age:	2001 (24 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private, Treed, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-21-3-W5
Exterior:	Cedar, Stone, Wood Frame, Wood Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	All basement mechanical equipment and water equipment		

Discover the epitome of country living in this stunning residence, boasting nearly 9,000 square feet of luxurious space, nestled among serene trees on 160 acres near Millarville. This exceptional property offers breathtaking views of the rolling foothills and the majestic Rocky Mountains, creating a tranquil haven that feels truly magical. Perched at the highest point of the land, the main home is designed to maximize these spectacular vistas and includes a fully legal suite. A second home is conveniently located near Highway 549, ensuring easy access while maintaining privacy. As you step inside, the awe-inspiring 30-foot high ceilings of the "A" frame design will immediately captivate you. Massive timber beams, expansive windows, and exquisite finishes are sure to leave your guests speechless. The expansive great room features a dramatic river rock fireplace, leading seamlessly into a gourmet kitchen equipped with granite countertops, a spacious island with an eating bar, top-of-the-line appliances, and a large walk-in butler's pantry. The dining room flows into a vaulted living area, perfect for entertaining. This magnificent home includes 7 bedrooms and a fully developed basement. The main level features a luxurious master retreat with an oversized walk-in closet and a beautifully appointed ensuite. Upstairs, you'll find 2 additional bedrooms with a convenient Jack and Jill bathroom, while the loft above the garage includes a full legal suite with its own kitchen. The fully finished basement boasts a massive theater room, a games room, 2 additional spacious bedrooms, and 3 storage rooms. Enjoy outdoor living at its finest with a large deck, a cozy firepit, and a custom-built BBQ area, all surrounded by stunning views perfect for horse and cattle enthusiasts. As you approach from the west end, take note of the second home and shop, and be sure to

leave time to explore the expansive heated workshop. Crafted with love and expertise by the current owners, this property is the culmination of years of country living experience, ensuring every detail is perfect. Don't miss the opportunity to make this hidden gem your own!