

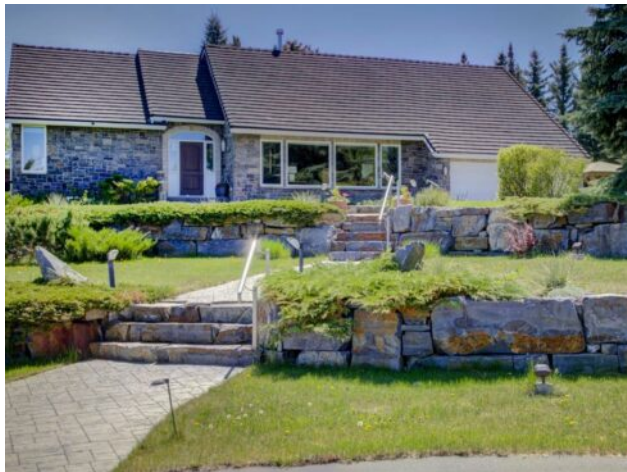


GRASSROOTS
REALTY GROUP

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242042 36 Street E
Rural Foothills County, Alberta

MLS # A2231227



\$3,700,000

Division:	Carmoney Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,725 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Electric Gate, Heated Garage, In Garage Electric V		
Lot Size:	19.52 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Many Trees, C		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	34-21-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Hot Tub "as is"		

Welcome to Carmoney Estates's largest acreage with serious development potential! Enter through the gates and head along the driveway lined with towering Blue spruce trees to the house, passing white picket and smooth wire paddocks for horses. Park by one of the garages or in front on the turnaround and immediately notice the meticulous landscaping. The home is surrounded by beautiful irrigated flower and tree beds. Upon entering the front foyer, you'll see the pride of ownership and ongoing renovations that keep the home looking new. To the right is the living room with west-facing windows overlooking the front yard. Behind it is the expansive kitchen and island perfect for entertaining family and friends. The main floor also features the master retreat with a walk-in closet and ensuite. At the far end of the main floor is the elegant dining room and another full bath. Upstairs are two large kids' rooms and the third full bath. Head downstairs to the dedicated laundry room, great room, and cozy TV and movie room with a double-gated wine cellar and chill fridge. The lower floor also includes the fourth bedroom and bath. The home was built with a two-car garage, but there is ample additional parking in the detached four-car garage currently used as a woodworking shop. Back outside, this property truly shines. You'll find a patio covered by a beautiful pergola, a massive east-facing deck shaded from the summer sun, and steps away is the hot tub. I can't forget to mention the handcrafted treehouse built for the kids' enjoyment. The property is just under 20 acres, beautifully treed throughout, and backs onto the Carmoney Estate golf course with miles of beautifully built walking and bike trails leading to multiple viewpoints. The property certainly has the room to grow a family but also offers the option to subdivide and build if that

family extends beyond the comforts of the current home! You are minutes from the south end of Calgary and have multiple options for great public and private schools nearby. This place is truly a work of art and has been built to perfection over the last 40+ years. I hope you enjoy it as much as the owners have creating it. Thanks. See a full aerial video of the property in the Brochure link!!