



GRASSROOTS
REALTY GROUP

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210036 96 Street W
Rural Foothills County, Alberta

MLS # A2236795



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,373 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	3.55 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	18-22-1-W5
Exterior:	Brick, Cement Fiber Board	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Bar, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Please see supplements

****Experience the perfect blend of upscale country living and urban convenience with this extraordinary 3.55-acre estate, ideally situated just minutes from the city. Originally built in 1997 by a precision-minded engineer, this beautifully crafted home offers 3,500+ sq ft of custom developed living space, showcasing timeless craftsmanship, exceptional character, and thoughtful upgrades throughout. The home features three bedrooms and two and a half bathrooms, with comfort and practicality woven into every detail—from a central vacuum system and laundry chute to in-floor heating in the basement and a newer high-efficiency furnace, installed just three years ago. Central air conditioning and an on-demand water system ensure year-round comfort. The great room boasts a custom hand-painted ceiling mural created by an international artist, offering a dramatic and sophisticated focal point that sets the tone for the rest of the home. A dedicated office with custom built-ins and an integrated Murphy bed adds both beauty and function, easily converting to guest space when needed. The exterior was fully redone in 2018 with durable James Hardie siding and new shingles on both the house and the shop, ensuring lasting curb appeal and structural integrity. The attached triple-car garage is fully heated and provides generous space for vehicles and storage. The fully permitted, 2,400 sq ft heated shop, built in 2016, is purpose-built for versatility. It features a private office, a full three-piece bathroom with walk-in shower, and a mezzanine suite ideal for guests, extended family, or business use. Whether you're an entrepreneur, hobbyist, or tradesperson, this space offers limitless potential. Additional improvements include a separate shed built in 2021, complete with its own 220 power source, perfect for additional workspace, equipment storage, or future development. Step outside**

and take in the sweeping mountain views and peaceful prairie surroundings. A dedicated hot tub room with its own independent heat source provides a cozy, private retreat for all seasons. All buildings on the property are fully alarmed, offering security and peace of mind. With custom features, business-ready infrastructure, and close proximity to the city, this is a rare opportunity to own a truly exceptional Estate.