



GRASSROOTS
REALTY GROUP

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**234009 48 Street W
De Winton, Alberta**

MLS # A2248031



\$4,190,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,760 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	RV Garage, Triple Garage Attached		
Lot Size:	4.94 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Gazebo, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	4-22-1-W5
Exterior:	Brick, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Wet Bar

Inclusions: Lower level pool table, lower level cooktop, lower level dishwasher, lower level bar fridge, lower level microwave, nanny suite hood fan, nanny suite electric stove, nanny suite dishwasher.

Set on 4.94 acres in the scenic beauty of Rural Foothills County, this impeccably maintained bungalow offers over 9,500 square feet of living space—providing the peace and privacy of a country estate just a short drive from Calgary’s downtown core. From the moment you arrive, the stately brick exterior, durable clay tile roof, and manicured landscaping hint at the exceptional quality within. A serene pond with a cascading waterfall sets a tranquil tone, while a beautifully landscaped courtyard adds to the property’s charm. Inside, a grand marble-floored entryway opens into the expansive living room, where a wood-burning fireplace and large west-facing windows frame spectacular mountain views. Rich hardwood floors flow throughout the main level, complementing the timeless design. The chef’s kitchen, crafted by Empire Kitchen and Bath, features Gaggenau and Sub-Zero appliances, custom cabinetry, and generous prep space. A den and an office with custom built-ins offer quiet retreats, while the massive primary suite boasts a walk-in closet and a spa-inspired ensuite with a soaker tub. Two additional bedrooms and a well-appointed mud/laundry room off the heated triple-car garage complete the main level. Outdoor living is elevated with a massive west-facing deck, complete with a built-in BBQ that steps down into a beautifully landscaped garden with stone walkway. The lower level includes a fully built-out legal nanny suite with kitchen, living room, and bedroom, thoughtfully tucked away for privacy. Additional spaces include a games room, billiards room, recreation area, exercise space, full wet bar, a fourth bedroom, and two more wood-burning fireplaces. An extraordinary 2,300 square feet RV garage/workshop offers endless possibilities for collectors, hobbyists, or large-scale projects. Blending elegance, functionality,

and an enviable location, this estate is just minutes from Calgary’s city limits, Strathcona-Tweedsmuir School, the Calgary Polo Club, and Spruce Meadows—delivering a rare combination of luxury, privacy, and convenience.