



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

250090 Dynasty Drive W
Rural Foothills County, Alberta

MLS # A2252841



\$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,485 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	4
Garage:	Driveway, Electric Gate, Gated, Heated Garage, Oversized, Triple Garage Att		
Lot Size:	3.88 Acres		
Lot Feat:	Cul-De-Sac, Gentle Sloping, No Neighbours Behind, Pie Shaped Lot, See Re		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Murphy Bed, Garage Heater, TV brackets		

This isn't just a home—it's a front-row seat to the most jaw-dropping views Alberta has to offer. From the soaring Rockies in the west, to the rolling foothills in the east, to the sparkling lights of Calgary in the north—this walkout bungalow has them all, and then some. Step inside and look up: 14-foot ceilings with painted beams frame a statement fireplace that instantly wows. The kitchen? Pure perfection. Two islands, a butler's pantry, and the kind of appliances that make you want to host every holiday (and win). Whether you're inside at the dining table or outside on the oversized balcony, every meal comes with a side of scenery. The primary suite spoils you with epic views and a spa-worthy ensuite that screams luxury. There's also a second bedroom, a full bath, and a glass-walled flex room ready to play the role of office, library, or whatever your life needs next. Head downstairs and prepare to be impressed all over again. A family room with fireplace and wet bar walks right out to a covered patio. A custom games room with built-ins (and a sneaky Murphy bed) is ready for marathon board-game nights. The gym is light-filled and complete with barre and private bath. Two more bedrooms + a luxe bathroom = space for everyone. And yes—there's even a hidden "Harry Potter" room. Outside, gather around the circular firepit, stretch out on your acreage, or garden until your heart's content. Out front, a triple garage, manicured landscaping, paved driveway, and secure electronic gate seal the deal. Bottom line: this is Dynasty Ridge at its finest—equal parts luxury, lifestyle, and unforgettable views. BE SURE TO WATCH THE VIDEO AND THE VIRTUAL TOUR...that will give you a taste of the views and quality of the home.

Copyright (c) 2025 . Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.