



**GRASSROOTS**  
REALTY GROUP

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**154019 183 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2276001**



**\$1,998,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,254 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.43 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Paved, Private, Rectangular		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Hardwood, Marble

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 21-22-2-W5

**Exterior:** Stucco, Wood Frame

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Alarm, Dishwasher Drawer & 2nd Dishwasher, Beverage Fridge in Basement, Ice Maker, Basement Bedroom Wardrobe, Trash Compactor, Basement Bathroom Mirror, Children's Playset.

Set behind a gated entry and surrounded by mature landscaping, this extraordinary custom-built estate blends refined architecture with everyday comfort. Designed for both family living and entertaining, the home offers exceptional craftsmanship and thoughtful details throughout. The main gathering space is defined by soaring 13-foot coffered ceilings, oversized triple-pane windows, integrated speakers, and a striking floor-to-ceiling dual-sided marble gas fireplace. Natural stone Crema Viejo travertine tile flows throughout the main level, complemented by solid-core 10-foot doors and custom window coverings. At the heart of the home, the chef's kitchen is built to perform, featuring a massive granite slab island, 6-burner gas range with dual electric ovens, pot filler, warming drawer, beverage fridge, and trash compactor. A dual sink and separate single sink—both with garburators—add functionality, alongside high-end appliances including a full-size Miele dishwasher and Fisher & Paykel dual drawer dishwasher. The butler's pantry offers additional prep space with its own sink, oversized fridge, and oversized freezer. The main-floor primary suite is a private retreat, accessed through a dramatic 10-foot double-door entry. A dual-sided marble gas fireplace adds warmth and ambiance, while the spa-inspired ensuite features a Maxx Air hydrotherapy tub, glass shower with body jets, heated towel rack, electric fireplace, and Geberit in-wall toilet. A custom walk-in closet with built-in shelving, drawers, and pull-down rod completes the suite. Also on the main level are two additional bedrooms, each with its own private ensuite, including one with a Geberit toilet. Two powder rooms serve guests and daily living, one featuring a Geberit toilet. A den with curved bay windows offers a flexible office or sitting space. French doors at the front and back entries, slate-covered

front deck, camera doorbell, mudroom with built-in shelving, and Miele washer and dryer complete the main floor. The walkout lower level features polished heated concrete floors (two zones), 9-foot ceilings, two additional bedrooms with private ensuite, oversized closets, a full wet bar with sink, dishwasher, fridge, and ice maker, pool table area, dedicated theatre room with projector and surround sound wiring, two flex rooms, and built-in bookshelf units. Outdoor living includes expansive deck spaces with a large rear deck and pergola, plus a front deck ideal for quiet enjoyment. The landscaped yard features mature trees, fire pit, children's playset, and partial fencing. Additional highlights include a heated sunroom wired for a future sauna or hot tub, state-of-the-art water filtration with reverse osmosis, alarm system, two high-efficiency furnaces, and an oversized 1,062 sq ft heated garage with built-in shelving, RV hookups, under-eave outlets, paved driveway, and remote-controlled gate and garage. Close to the Ann & Sandy Cross Conservation Area, this home is designed without compromise.