

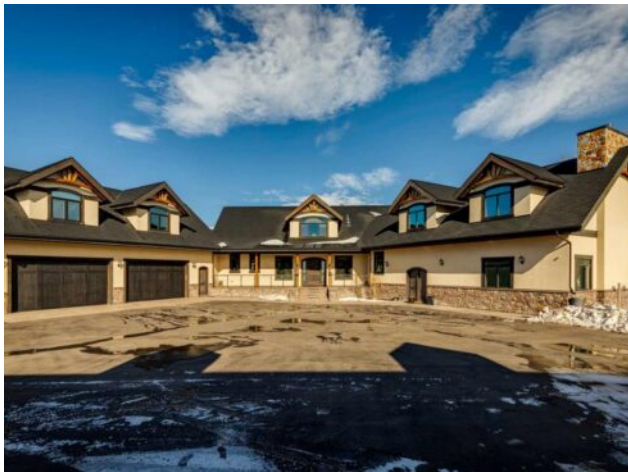


GRASSROOTS
REALTY GROUP

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242036 96 Street E
Rural Foothills County, Alberta

MLS # A2289283



\$3,500,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	5,873 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Electric Gate, Garage		
Lot Size:	5.32 Acres		
Lot Feat:	Landscaped, Level, Treed		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, Zoned	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-21-28-W4
Exterior:	Other, Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 x Bar Fridge, Wolf Hood Fan, Wolf Gas Cook Top, SubZero Fridge, 2 x Miele Coffee Machines, Built In Steam Oven, 2 x Dishwasher, All Light Fixtures		

Luxurious Estate Living at its finest! You must experience this custom built JayWest home to appreciate everything it has to offer. Over 8,700 sq ft of finished living space with 4 bedrooms & 4 bathrooms, the abundance of living space in this home makes it ideal for large families. The heart of this home features the living room with vaulted ceilings, floor to ceiling windows and a gas burning fireplace. Open to the kitchen and dining area. The gourmet kitchen is beautifully finished with custom millwork and well appointed with two Miele dishwashers, Wolf gas cook-top, a Miele coffee machine, an integrated Sub-Zero fridge/freezer combo, and a Wolf Steam Oven. Off the dining area is a screened in patio with bbq gas line, wood burning fireplace and an additional north facing deck. The owner's suite provided for the perfect retreat with vaulted ceilings, gas fireplace, a private deck, oversized walk-in closet with dressing area and spa like ensuite with jetted tub and walk-in steam shower. Unique to this home is the trophy room with over 20 ft ceilings and incredible wood burning fireplace with a stone overmantel. The perfect space to entertain, the uses for this space are endless. Quality features throughout this home include Italian 24x24 marble tiles, custom millwork & built-ins, timber ceilings, granite counter-tops, in-floor heating & recessed lighting. Built and finished with the Viceroy Building Package, featuring kiln-dried lumber and high-end materials. The basement level three large bedrooms, a 3pc ensuite and 4pc bathroom. The custom wet bar opens to the rec room with gas burning fireplace & a gym/flex area. Also on this level is a large laundry room and storage/utility area. The fully finished heated 4 car garage allows for ample parking. There is an additional 1,100 sq ft of versatile living space above the garage with built in desks its perfect for students, work from

home, or a studio. The high-end mechanical room, valued at over \$200,000, is complete with efficient air exchange system with independent zones, in-floor heating, multiple boilers, an air purification system, and RO water filtration & softener. The 2,700-square-foot detached shop complete with mezzanine, large overhead doors provide for an outdoorsman's perfect workspace. Enjoy private country living with city accessibility, only 10 minutes to all the amenities of South Calgary. Minutes to the Calgary Health South Campus and quick access to Hwy 2. Located in the Foothills School Division.