



210196 90 Street W
Rural Foothills County, Alberta

MLS # A2290879



\$1,820,000

Division:	Sulky Ridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,654 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-22-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Built-in Oven(2), Washer/Dryer(2), Fridge & Dishwasher in Lower Suite, Solar Heater for Pool, Rain Barrels, Dog Run, Hot Tub, Compost Barrels, Pool Table and accessories

Set atop a private, gated lot, this custom-designed home takes full advantage of its unobstructed, far-reaching views. A winding drive leads you through the property, gradually revealing a home thoughtfully positioned to capture both privacy and landscape. Mornings here begin quietly—coffee in hand while watching horses train nearby—and on clear days the Rocky Mountains rise in the distance, a reminder of how remarkable this setting truly is. Inside, three levels of carefully designed living space offer room to gather, entertain, and retreat. The home opens to a generous foyer where a graceful staircase anchors the space. A bright flex room currently serves as a home office, while across the hall a well-proportioned dining room connects seamlessly to the kitchen and pantry—an easy layout for hosting family dinners or larger celebrations. The main level is filled with natural light, thanks to soaring ceilings and expansive windows. At the center of the home, the kitchen is designed for both everyday use and cooking with purpose, offering extensive cabinetry, a large island, built-in appliances, and a nearby pantry. The main-floor laundry room provides a cheerful, practical workspace. Tucked away for privacy, the primary suite offers a quiet retreat with a spacious walk-in closet and a beautifully appointed ensuite. A richly finished powder room completes the level. Upstairs, two equally sized bedrooms each feature their own full ensuite bath and elevated views across the surrounding landscape. The lower level introduces a generous amount of additional living space. Here you’ll find a large bedroom with a cheater ensuite, a gym, family room, games area—with pool table included—and a kitchenette with secondary laundry. This level adapts easily for entertaining, extended family, or a private living area for guests or a

nanny. Outdoor living is equally inviting. Warm days can be spent swimming in the above-ground pool, while evenings might end with a soak in the hot tub. When temperatures rise, the home's air conditioning keeps the interior comfortably cool. A triple attached garage and expansive driveway provide ample parking for residents and visitors alike. Set on 2.99 acres, the property feels wonderfully open, with no homes directly in front or behind—allowing the surrounding views and quiet of the landscape to take centre stage.