



GRASSROOTS
REALTY GROUP

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**100, 290108 Parkins Road W
Rural Foothills County, Alberta**

MLS # A2301845



\$1,695,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,951 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Double Garage Attached, Gravel Driveway, Heated Garage,		
Lot Size:	9.86 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Many Trees, No Back		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	13-21-4-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: storage shed, all shelving in shed and under the deck storage area, Utility shed, Workbench, upper cabinets and furnace in utility garage, gate fobs (3),

We're extremely pleased to present one of the most impeccably maintained luxury acreages to hit the market—an extraordinary 9.86-acre estate blending pristine natural beauty with refined, executive living. Surrounded by mature trees and picturesque horse meadows, this stunning two-storey home is perfectly positioned to capture the Northern Lights and sweeping, unobstructed views of the Rocky Mountains and the valley stretching toward John Ware Ridge. Designed for both elevated family living and sophisticated entertaining, the home offers 5 spacious bedrooms (4 up, 1 down) and an exceptional layout. The main floor features gracious principal rooms, a private office, and expansive windows that flood the space with natural light while framing the breathtaking scenery. The kitchen is a gourmet chef's dream, with pristine cabinetry, granite counters, stainless steel appliances and an open concept that was designed with the mountain views at the top of mind. The wood burning fireplace and the country aesthetics suit the property perfectly. Upstairs, the family quarters provide comfort and privacy, including a big primary bedroom; showcasing the view and west sunsets, along with a walk-in closet and 5-piece ensuite. While the fully developed walkout basement is an entertainer's dream—complete with a large family/games room, bedroom, and a dedicated home theatre room to design your ultimate movie-night experience. This residence showcases true pride of ownership, with meticulous attention to detail and condition that is simply unmatched. Highlights include t 30-year fibreglass shingles (original) with new ridge caps (installed 2023), dual central A/C (2019), and a high-efficiency combination boiler system (2021) delivering on-demand hot water and in-floor heating in basement and attached garage. 2-Lennox

furnaces with electronic air filtration further enhance comfort and air quality and an electronic gate. Outdoors, the property is equally impressive. Enjoy the expansive upper deck, walkout patio, and composite wraparound porch —perfect for taking in the panoramic views from every level. A beautifully terraced firepit area finished in unistone complements the turnaround parking pad, interlocking stone driveway and landscaped garden walls. The grounds are meticulously maintained and cleared of deadfall, with forest pathways, horse pasture, a charming bridge over a seasonal run-off stream, and endless usable space, including a tee-box and chipping green too keep that short game in order. Additional features include an oversized-heated double attached garage (32'2" x 24'6"), a single heated detached utility garage with work benches and 100amp panel, trailer parking, under-deck storage, and a separate shed with lights—offering exceptional functionality for acreage living. This is a rare opportunity to own a truly immaculate, turnkey estate where luxury, privacy, and nature converge. Properties of this caliber are seldom offered—experience acreage living at its absolute finest.