



GRASSROOTS
REALTY GROUP

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146132 368 Street W
Rural Foothills County, Alberta

MLS # A2104179



\$3,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,036 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Quad or More Attached, Workshop in Garage		
Lot Size:	52.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Low F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-22-4-W5
Exterior:	Stucco	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Sauna, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Volleyball/Tennis/Basketball Nets & Poles, Hockey boards, Wooden Adirondack Chairs Around Fire Pit, BBQ, Outdoor Kitchen Table with Matching Chairs, Equipment Shed, Golf Netting in Rec Room, Stainless Bar with Stools in Rec Room, & Gate

Discover a sanctuary where seclusion meets luxury—your own private estate sprawling across 50 acres of Alberta's pristine wilderness, mere moments from the world-famous Kananaskis and the quaint, amenity-rich Bragg Creek. Imagine residing in the heart of nature, enveloped by towering aspens and fir trees, with exclusive trails for exploring your vast domain, yet remaining within an effortless 45-minute drive to Calgary International Airport and only 30 minutes to downtown Calgary. This architectural gem, extending over 7,600 square feet, blends modern sophistication with an unparalleled natural setting. Step inside this custom-built, five-bedroom bungalow and be greeted by awe-inspiring views of lush forests through expansive windows that encase the open living area. The state-of-the-art kitchen boasts Sub-Zero and Viking appliances, a walk-in pantry, and an inviting center island, flowing seamlessly into the dining and living spaces warmed by a wood-burning fireplace with a gas starter. The wrap-around terrace, accessible via large sliding glass doors, is more than an outdoor area—it is a continuation of your living space where dining and relaxing merge with the sounds of nature. The Primary suite offers a serene escape with panoramic views and an en-suite that rivals any spa, complete with a soaker tub, glass-encased shower, and direct access to the sauna and gym. Additional luxuries include a home office with private outdoor access, a lower level designed for entertainment with a wet bar, theater room, and sports pad, as well as outdoor amenities like a full-size sports court and seasonal skating rink beneath stadium lights. Functional elegance isn't sacrificed with ample space thoughtfully designed for parking, toys, and pets: a 4-car/QUAD heated garage, dog run & dog-room, a mud room with lockers, main-floor laundry room with sink,

room for numerous guest-parking including an RV & a private gated driveway. This retreat not only promises a life of tranquil privacy but also keeps you connected to high-end shopping, dining, and outdoor adventures in nearby Banff and Canmore. Embrace the luxury of space and nature's majesty, all within reach of urban conveniences and just 30 minutes from Calgary. This property isn't just a home; it's a lifestyle, awaiting those who dare to wander and dream big.