



290018 352 Street W
Rural Foothills County, Alberta

MLS # A2132693



\$1,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,504 sq.ft.	Age:	2004 (20 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Drive Through, Driveway, Heated Garage, Quad or More Detached, See Rem		
Lot Size:	6.30 Acres		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, Gentle Sloping, Mar		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Slate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	16-21-4-W5
Exterior:	Brick, Stucco	Zoning:	CR
Foundation:	Combination, Piling(s), Poured Concrete, Wood	Utilities:	-

Features: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Primary Downstairs, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: None

~OPEN HOUSE! Sunday June 30th 2pm -4pm~ This simply beautiful acreage with 3,800sf fully developed is nestled on almost 6.5 acres in The beautiful Rural Foothills, south of Bragg Creek & west of Millarville, only only 30 mins to Calgary. It offers a truly unique and serene living experience, situated on a private forested lot with the soothing sound of a babbling creek. This exclusive luxury home has been professionally extended and renovated to the highest standards. The attention to detail is evident from the moment you enter the property, with a grand two-story porch made of gorgeous cedar wood welcoming you. The interior of the home is equally impressive, with slate tile flooring, hand-scraped hickory hardwood floors, and a beautifully designed kitchen with high-end stainless steel appliances, stone countertops & backsplash, private butler's pantry and large sleek island. The spacious living room features a custom-built wood-burning fireplace with a mantle recycled from an old grain elevator, adding a touch of history and character to the space. The master retreat is a luxurious haven with large windows and French doors leading to a duradeck that offers unobstructed views of the surrounding forest. The ensuite bathroom is a spa-like oasis with slate tiling, a stand-alone bathtub, and a custom shower. The upper level of the home includes a loft sitting room, two bedrooms and full bathroom. The basement features in-floor heating in the entertaining/family media area. Plus 2 additional bedrooms, one of which has an ensuite bathroom, walk-in closet and French doors to the patio. Outside, the expansive deck and patio provide ample space for outdoor entertaining, and the workshop/garage with a carriage suite (illegal) offers the potential for additional income through Airbnb rentals. The property also includes a horse shelter for your four

legged friends, and a sturdy rustic wooden bridge across the creek, allowing you to explore and enjoy your beautiful acreage to its fullest. This acreage is a true retreat for those seeking a peaceful and luxurious escape in the foothills near Kananaskis.