



GRASSROOTS
REALTY GROUP

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210028 Spruce Ridge LANE W
Rural Foothills County, Alberta

MLS # A2135656



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,054 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.40 Acres		
Lot Feat:	Paved		

Heating:	In Floor, Forced Air	Water:	Cistern, Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-22-1-W5
Exterior:	Composite Siding, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Beverage Fridge x 3 , 2 Rack Dishwasher in Bar

Why settle for living in the City when you can reside just a stone's throw away, a mere 3 minutes from the world-renowned Spruce Meadows Equestrian Facility. This unique location, so close to the equestrian hub, places you on a serene ridge above Spruce Meadows in a highly sought-after estate cul de sac with luxurious executive homes as your neighbours. The 2.4-acre property is conveniently accessed via paved roads yet tucked away from the main cross streets, offering a peaceful living experience. "YPC" Luxury Home Builder's meticulous attention to detail is apparent in this spectacular home. with over 5300 Sq/Ft of living space. The majestic estate harmoniously blends transitional elegance with architectural grandeur, featuring soaring ceilings and sophisticated interior design. The many windows throughout the home bring abundant natural light while showcasing the beauty of nature outside. Vaulted ceilings and an open-concept design create a welcoming and comfortable environment the minute you walk in. As you look around, you will immediately notice the gorgeous herringbone hardwood floors bringing a timeless warmth throughout the home. Across from the living room, you'll find the dining room and fabulous kitchen – "the heart and soul of this home." A chef's dream, features include a large kitchen island, high-end Italian Fulgor appliances, show-stopping Taj Mahal Brazilian porcelain countertops and backsplash, a separate pantry area with abundant storage, including a wine refrigerator, sleek cabinetry that will inspire culinary greatness in everyone. Indulge in the ultimate luxury of the executive primary suite, a true sanctuary situated in a separate wing on the main floor. This lavish retreat offers a spacious bedroom with soaring ceilings, a fireplace, and a coffee/wine bar off the private back deck. The ensuite bathroom is a masterpiece,

adorned with stunning porcelain tile and a massive walk-in closet. Unwind in the tub with a glass of wine while enjoying the breathtaking mountain views. The main floor also features an impressive home office/library, perfect for a serene work-from-home experience or a space to unwind. For those who appreciate a well-equipped laundry room, this chic space is sure to please with its top-of-the-line machines. Descending to the walkout level, you'll find a show-stopping enormous floor-to-ceiling window that brings the outside in, creating a true family haven. Entertain in the large open-concept games room, a full bar and island, a family room for movie nights. A separate flex room is ideal for setting up a home gym or a cutting-edge golf simulator. This walkout level features three secondary bedrooms, each with a walk-in closet and ensuite bathroom, adding personality and functionality. The property includes an attached heated triple garage for convenience and peace of mind. Above the garage is the ultimate "man cave" for sports night, with soaring vaulted ceilings and a full bath.