



**16225, 100 Hamilton Heights Mews
Rural Foothills County, Alberta**

MLS # A2138605



\$2,300,000

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|------------------|---------------------------------------------------------------|---------------|------------------|
| Division: | Rural Foothills County | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,240 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 2.51 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 35-21-1-W5 |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | CRA |
| Foundation: | Block, Poured Concrete | Utilities: | - |
| Features: | Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Located in the boutique estate community of Hamilton Heights, this one-of-a-kind private country retreat offers all the conveniences of nearby Calgary, Okotoks, and the surrounding foothills. This luxurious custom-built walkout bungalow by Trico Homes sits on two and a half acres with a private gated entrance, featuring a triple car garage for ample storage. The estate offers panoramic views of the Rocky Mountains and scenic foothills, elevating the sense of privacy and tranquility. The Woodside bungalow welcomes you with a grand entrance, boasting a 10–14-foot ceiling throughout the main level, leading to an expansive open concept living area. This space is complete with a high-end kitchen and large windows that bathe the area in natural light. The glass-walled flex room, filled with natural light, provides subtle separation and serves as an excellent home office space. The main level also features two bedrooms, including the owner’s primary bedroom with a mini-bar, 5-piece ensuite,