



**19 Red Willow Crescent W  
Rural Foothills County, Alberta**

**MLS # A2142070**



**\$2,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,435 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	7 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	3.97 Acres		
<b>Lot Feat:</b>	Private, Rectangular Lot, Rolling Slope, Views		

<b>Heating:</b>	Fan Coil, In Floor, Natural Gas, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-22-2-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Heating Paid For, Phone Paid For, Water Paid For
<b>Features:</b>	Bar, High Ceilings, Low Flow Plumbing Fixtures, Skylight(s)		

**Inclusions:** NA

Occupied, 24 hours notice please, State of the Art Luxury in Dark Sky Country, Red Willow Estates, 10 minutes West on HWY 22 X. Large family, enjoy entertaining, this dramatic 2 story Walkout on 3.97 acres with 8,259 sq. ft. developed on 3 levels is for you. Brazilian hardwood, Caesarstone tops, tile, stone, 9 bathrooms, 7 bedrooms with ensuite baths and walk in closets, spectacular main floor master and 2nd floor mother in law/nanny retreat with private balcony. Sparkling 2 island kitchen with top of the line Miele appliances and wrap around pantry with a view. Great room features 22 foot ceilings, stone fireplace, tons of triple glazed windows, glass rails, skylights, glass panels in hallway and balcony, recessed led lighting and accents throughout, built in cabinets everywhere, 3 balconies and walkout patio. Walkout with 2 bedrooms, huge family room, bar, wine room, media room, exercise room and den. Triple attached garage with workshop. High efficiency in floor heating and fan coil cooling throughout including garage. Vendor Financing possible. Listing Realtor related to Seller.