



**GRASSROOTS**  
REALTY GROUP

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100, 370025 288 Street W  
Rural Foothills County, Alberta

MLS # A2163414



**\$2,490,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,207 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Door		
Lot Size:	14.61 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Geothermal, Natural Gas	Water:	Cistern, Other, Well
Floors:	Carpet, Laminate, Slate, Wood	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-20-4-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

**Inclusions:** All gates, 3 Stall fronts in barn, 3 horse shelters, metal cabinets in the garage, Outdoor Pizza Oven

You can have it all! Excitement builds, as you roll up the drive, to this 14.61 acre park like setting, Look around, no detail has been missed, on this immaculate, 2206 sq ft, geothermal heated and cooled, estate home with walkout basement. Upon entering, you are greeted by wall of stone featuring real log burning fireplace, floor to ceiling walls of windows, that frame in the surrounding rolling foothills and Ware Ridge to the west. The outside really feels like a part of this bright welcoming beauty. Does everyone like to be in your kitchen? The rustic elegance of Reclaimed wood and slate floors, paired with, a Wolfe induction stove, other high-end appliances has plenty of room for the whole family and more. Go upstairs to the vaulted Master bedroom, featuring a huge 7x26 ft deck, walk in closet, and 4 pc Ensuite. Downstairs find roomy entertainment/rec room and 2 separate bedrooms to mention a few of the incredible features in this Country oasis. Sip your coffee, relax, and take in the morning sun and the huge rolling country views from the screened patio living space on the East side. This home is special, but for sure the outside is the feature. How about a 1747 sq ft heated triple garage, with high ceiling, oversized exercise room, 3 pc bath and 325 feet of screened in relaxing space after a invigorating workout. We haven't forgot about your four-legged friends either. Also is included is an immaculate 3 box stall barn, tack room, hay storage, machine shop, parking, plus 10 paddocks, and 3 horse shelters, but best of all is the connected indoor/outdoor arena. This fully insulated indoor arena is 80x100 ft but open the rolling garage doors and ride right out into a equally large outdoor arena with professional sand footing making it so usable all year around. Water has a 2 gal/min well, 3300-gal underground cistern, peroxide injection, and RO system for drinking water. This fully

landscaped, rail fenced, park-like setting, will make you the country envy of all your friends. This is truly a high-end home with nothing to do but move in. Take a look. You can have it all! The List Price includes GST. Please do not enter property without permission