



GRASSROOTS
REALTY GROUP

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306087 Aspen Meadows Rise E Rural Foothills County, Alberta

MLS # A2189273



\$2,199,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,184 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Gated, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	4.35 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-21-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

* SEE SUMMER VIDEO * Experience the epitome of countryside living with this exquisite manor nestled on 4.35 acres of pristine landscape. You will love the grand feel as you drive up to the home with a gated entrance and a fully paved driveway. Boasting over 6000 square feet of meticulously crafted living space, this residence offers unparalleled vistas of the countryside, mountains, and cityscape. Step inside to discover an elegant open floor plan seamlessly connecting spacious living areas to five generously sized bedrooms, catering to the needs of an active family. The master bedroom retreat exudes luxury, featuring a private parlour room, dual grand walk-in closets, and a lavish ensuite complete with heated travertine tile, a full-body shower, and spa-like touches. Designed with both elegance and functionality in mind, the gourmet kitchen is a culinary enthusiast's dream, showcasing top-of-the-line appliances, granite countertops, and solid cabinetry throughout. The professionally developed walkout basement is a haven of entertainment, boasting timeless features including heated floors, a full-service bar, and a state-of-the-art theatre room, perfect for bringing the family together. Outside, immerse yourself in the serene ambiance of the countryside with a natural wetlands bird sanctuary providing a tranquil backdrop. As a bonus, you'll love central air conditioning and the fully finished oversized triple garage. You'll want to see this home in person! Call today!