



GRASSROOTS
REALTY GROUP

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338009 2 Street E
Rural Foothills County, Alberta

MLS # A2191585



\$2,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,301 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	3.50 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbour		

Heating:	Fan Coil, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	31-20-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Luxury Estate with Breathtaking Mountain Views & Exceptional Amenities! Experience exquisite craftsmanship and timeless design in this breathtaking 3.5 acre gated estate built by Millarcreek Homes. Encased by elegant post-and-rail fencing, this private retreat offers unrivalled mountain views and a setting that seamlessly blends luxury with nature. Every detail has been meticulously curated to provide an elevated living experience where quality and functionality take center stage. The outdoor spaces are designed for both recreation and relaxation. A versatile sport court transforms into an ice rink for winter hockey, while a cascading waterfall and fire pit enhance the tranquil ambiance. An advanced irrigation system nourishes every tree and flowerbed, ensuring lush landscaping year-round. The inviting covered outdoor patio—equipped with a gas fireplace and built-in gas BBQ—creates an inviting space for year-round entertaining, all while taking in the breathtaking west-facing mountain vistas. Beyond the striking barrel-ceiling grand entrance, the foyer’s expansive windows perfectly frame the mountain backdrop, immediately drawing you into the home’s warm yet sophisticated atmosphere. Solid fir beams and rich alder floors set the tone for the exquisite details found within. The heart of the home is the chef’s dream kitchen, thoughtfully designed for both function and style. Equipped with professional grade appliances, dual dishwashers, an ice maker, and a built-in espresso machine, making it ideal for both daily living and entertaining. The sun-drenched master retreat is a true sanctuary, featuring a private deck, a cozy fireplace, and an elegant ensuite. A granite island, spa-like finishes, and a massive walk-in closet complete this opulent space. The home offers five full baths and two half baths, with each of the five

bedrooms boasting its own private ensuite, ensuring comfort and convenience for family and guests alike. The lower level walk-out is an entertainer's paradise with heated floors, three-sided fireplace and soaring 10 ft. ceilings. This level is designed for endless enjoyment, offering a state-of-the-art theatre room for immersive movie nights, a golf simulator for year-round practice, a spacious games room, luxurious sauna for ultimate relaxation and a custom bar with TVs, perfect for watching the game while playing poker. This home is as practical as it is luxurious, with an oversized four-car garage, pre-wiring for a hot tub, and a built-in speaker system throughout. A comprehensive security camera system offers peace of mind, ensuring both safety and privacy. Every element of this exceptional property reflects a no-expense-spared commitment to luxury, comfort, and seamless indoor-outdoor living. Whether you're hosting lavish gathering or enjoying family time, if you're looking for a private retreat that combines natural beauty with world-class amenities, this exceptional home is a must-see.