



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

322110 304 Street W
Rural Foothills County, Alberta

MLS # A2194435



\$2,299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	7,312 sq.ft.	Age:	2021 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Additional Parking, Gravel Driveway, Off Street, Other, Parking Pad, RV Access		
Lot Size:	27.54 Acres		
Lot Feat:	Corner Lot, Dog Run Fenced In, Irregular Lot, Landscaped, Pasture, Private, S		

Heating:	Boiler, Forced Air, Natural Gas, Radiant, See Remarks	Water:	Well
Floors:	Concrete, Laminate, See Remarks, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Metal, See Remarks	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	1-21-4-W5
Exterior:	Metal Frame, Metal Siding , See Remarks	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, Water
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to your dream retreat, nestled in the breathtaking Foothills just minutes from Calgary and only five minutes from Millarville. This stunning Barndominium-style estate offers unmatched luxury and versatility, set on 27.5 acres of rolling hills and lush, treed landscapes, all framed by a dramatic Rocky Mountain backdrop. Designed for multi-family living or investment potential, this expansive home spans two levels, offering 7 bedrooms and 5 bathrooms. An assumable mortgage at an incredible 1.99% interest rate until May 2026 applies to approximately \$1.2 million of the purchase price. At the heart of this home are gourmet kitchens on each side, complete with high-end finishes, soaring ceilings, and picture windows that invite the beauty of nature indoors. Gather around the floor-to-ceiling gas fireplaces encased in grand mantles or entertain effortlessly in the open-concept living spaces, adorned with elegant chandeliers. Indulge in the "x 34" indoor pool area, thoughtfully designed with humidity control vents, a bar station featuring a kegerator draft tap, and space for your media center —perfect for entertaining while enjoying your favorite tunes or movies while lounging in the pool. Convenient shared laundry facilities include a shower and urinal by the pool area, allowing you to rinse off and toss wet swimsuits and towels straight into the washer and dryer. Designed for year-round comfort, this home features radiant heated floors, dual forced-air furnaces for each side, added insulation in the walls and ceilings, and air conditioning to keep you cool on hot summer days. A loft area offers endless possibilities for recreation, gaming, or relaxation. Step outside and discover an entertainer's paradise, complete with multiple decks, patios, and a massive fire pit, all overlooking the expansive landscape. Explore the property on a quad, Gator, or dirt bike

along scenic trails, or create your dream equestrian setup with ample space for a horse paddock or training arena. The home also includes a 30' x 42' steel beam package, ready for building a garage or workshop using the same high-quality materials as the home. Built with premium materials and a top-tier mechanical room, this extraordinary estate offers a rare blend of luxury, comfort, and investment potential in Alberta's stunning countryside. Don't miss this exceptional opportunity—call your favorite Realtor today to schedule a viewing!