



GRASSROOTS
REALTY GROUP

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154019 183 Avenue W
Rural Foothills County, Alberta

MLS # A2204312



\$2,248,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,233 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	3.43 Acres		
Lot Feat:	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Gentle Sloping, L		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	21-22-2-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Second kitchen Dishwasher, Basement beverage Fridge, Dishwasher, Ice maker, Alarm, Basement bedroom Wardrobe, Shelves in Utility Room, Trash Compactor, Basement bathroom Mirror, Children's Playset		

Welcome to an extraordinary custom residence that redefines luxury living in the prestigious countryside. This magnificent 5-bedroom, 7-bathroom home showcases unparalleled craftsmanship and breathtaking views of the downtown skyline from its elevated position. Step through the elegant double front doors into a space that immediately captivates with soaring 13-foot ceilings throughout the main gathering areas. The heart of the home features a spectacular 42-foot great room that seamlessly connects the custom kitchen, dining room, and living spaces. The gourmet kitchen boasts a generous island, granite countertops, and sophisticated subway tile backsplash, complete with a convenient pot filler above the stove. A well-appointed butler's pantry provides additional food preparation space, featuring custom cabinetry, a third sink, and oversized refrigerator and freezer. The primary bedroom suite offers the ultimate in luxury with a spa-inspired ensuite, featuring a therapeutic hydrotherapy tub, heated towel rack, and multi-jet shower system. An impressive 1,500 square feet of south-facing deck space provides numerous entertainment possibilities and stunning views of the surrounding landscape. Also an additional 400sqft front deck allows you to capture the downtown views. The lower level, featuring polished heated concrete floors, presents a bright and versatile flex room complemented by a full-service bar equipped with sink, refrigerator, dishwasher, and ice maker. Movie & sports enthusiasts will appreciate the dedicated media room with projector and surround sound system. Two additional bedrooms, each with private ensuites, offer comfortable accommodations for family or guests. The year-round heated sunroom provides an ideal space to enjoy the surrounding natural beauty regardless of the season. This remarkable property strikes the perfect

balance between peaceful seclusion and convenience, positioned just minutes from essential amenities. The location offers easy access to shopping, recreation, and urban conveniences while maintaining the tranquility of country living. This home provides the ultimate sanctuary for everyone to retreat, relax, and unwind. Conveniently situated only 10 minutes from MacLeod Trail shopping, 12 minutes from the Tsuut'sina Costco, and 30 minutes to downtown, 20 minutes to Kananaskis & Bragg Creek. The nearby Ann & Sandy Cross Conservation Area provides opportunities for outdoor recreation and nature appreciation, with multiple hiking trails and nature walks. Experience the pinnacle of luxury living where exceptional design meets natural beauty, creating an unparalleled residence that caters to both comfortable family living and sophisticated entertaining. This home represents a rare opportunity to own a truly distinguished property that combines architectural excellence with modern comfort in one of Alberta's most sought-after locations.