



**GRASSROOTS**  
REALTY GROUP

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**290226 316 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2210666**



**\$4,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,955 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Gravel Driveway, Parking Pad, Quad o		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Private, Treed, Views, Wooded		

<b>Heating:</b>	Boiler, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air, Humidity Control, Natural Gas, See Remarks, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle, Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	14-21-4-W5
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, See Remarks, Stone, Stucco, Wood, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Steam Room, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood Windows		
<b>Inclusions:</b>	Kitchen: integrated fridge/freezer credit to purchaser \$12, 000.00; Dishwasher; Aga Range; hoodfan; plumbed coffee maker; micro; garb; lower bar; Dishwasher; Fridge: Mechanical/Laundry: boiler;50 gal HW; ioniser; water treatment tank; water softener; power humidifiers; two forced air gas furnaces; in slab hydronic heating; central vac; control 4 A.V. equipment; washer and dryer; Exterior: Courtyard Fountain; sundial; hot tub; built-in BBQ; shed		

25 minutes from southwest Calgary city limits, this timber and stone masterpiece is set against the backdrop of the majestic Rockies, embraced by rolling ranch lands that offer endless natural beauty. Nestled between Brown-Lowery Provincial Park and Kananaskis Forest Reserve the home promises a lifestyle rooted in nature and refined living . The nearby charming towns of Millarville, Black Diamond and Bragg Creek host festivals and markets year round along with access to esteemed schools, shopping, entertainment and medical facilities. This 2011 SAM Award&ndash;Best New Custom Home-winning residence captivates with its stone fireplaces, exposed timber beams, tall French doors under vaulted ceilings. By design, mornings begin in a bright courtyard featuring a serene fountain, while evenings are reserved for unwinding on a west-facing deck that showcases sunsets and mountain vistas &ldquo;as far as the eye can see.&rdquo; With amenities like a built-in gas BBQ, an outdoor stone fireplace, and overhead heaters beneath the shelter of a timber truss roof, every season is met with inviting warmth and style. The home&rsquo;s seamless flow unites a one and half story main floor, a walkout lower level, and an upper loft that can be converted to feature a fourth bedroom, ensuite bath and private den&mdash;totaling 6,561 square feet of thoughtfully planned living space. The chef&rsquo;s kitchen is a dream come true, featuring custom-built alder cabinets, an Aga vented gas range, an integrated fridge and freezer, and a plumbed coffee maker. This culinary space adjoins rooms that facilitate both formal dining and casual family gatherings, ensuring that every meal becomes a shared experience. True to its natural spirit, the home is built almost entirely of organic materials. A copper-seamed Coppola roof crowns the exterior alongside natural stone

and brick facades, while reclaimed hardwoods and honed stone floors lend an artisanal touch throughout. Metal-clad fir windows and oversized French doors open onto wood-planked decks that embrace the walkout patio and extend to the hot tub area—perfect for relaxing or entertaining in style. A Scandinavian-inspired spa, a three-piece bath, and a dedicated gym further round out a suite of wellness-oriented features. Inside, vaulted ceilings accented by fir timber beam trusses create a grand yet inviting atmosphere. Stone and granite countertops provide a luxurious touch in every room. Additional highlights include a home theater, wine cellar, billiards room, and a striking Tulikivi fireplace that anchors memorable family moments. An ensuite bedroom on the lower level ensures comfort and privacy for guests or extended family. Modern living integrated with timeless design. State-of-the-art equipment all working together to keep the air, water, and environment healthy, clean, and comfortable year-round. This move-in ready estate awaits your private viewing.