



**249048, 100 Country Meadows Place E
Rural Foothills County, Alberta**

MLS # A2212221



\$2,499,900

Division:	Country Meadows		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,532 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Electric Gate, Heated Garage, Oversized, Paved, Triple Garage Attached		
Lot Size:	4.20 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	31-21-28-W4
Exterior:	Stone, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: RO water system, garage fridge (2), shop garage door opener (3), shop heater. Guest Home: Refrigerator, dishwasher, microwave. Main home: garage heater, garage door opener (2), garage and gate remote (3), ceiling speakers and Sono port, vacuum system (as is, never used), alarm with no contract, shed, greenhouse, horse shelter, horse shelter with storage.

Welcome to a property that masterfully blends refined living with serene seclusion. Nestled in a pristine location only 10 minutes from Calgary & 15 minutes to Okotoks, this extraordinary estate offers the ultimate balance: peaceful country living with effortless access to urban conveniences. From the moment you arrive, the impeccable curb appeal draws you in. Fresh, exterior paint, a charming front porch & mature landscaping create a welcoming oasis. The paved drive leads to your front door, no gravel, no hassle, just understated elegance & total tranquility. Step inside & pause. Vaulted ceilings with wood beams, floor-to-ceiling windows that perfectly frame the stunning stone fireplace & new white oak hardwood set the tone for the home's elevated design. A thoughtful renovation has introduced a beautiful new coffee & beverage bar with a brick feature wall, ideal for morning rituals or evening wind-downs. The heart of the home is the bespoke kitchen, crafted with solid wood cabinetry by an HGTV- approved cabinet maker. Enjoy luxury features like a built-in cutlery drawer, spice cabinet & custom pantry. The chef-grade Fulgor Milano 6-burner gas stove with flat top grill & double ovens will elevate every meal. Thoughtfully added windows flood the space with morning light, while the adjacent dining area offers breathtaking views of your private landscape. The primary suite is a true retreat, complete with access to the upper deck, spa-inspired ensuite featuring dual vanities, claw foot tub, private water closet & generous walk-in closet. A dedicated home office at the front of the home ensures quiet productivity, while the hidden main floor laundry adds function without sacrificing style. Upstairs, a sunlit bonus room offers limitless options: a yoga studio, workout room, or tranquil library, all enhanced by gorgeous architectural detail. Downstairs, the fully finished

walkout basement includes a stone-detailed wet bar, family room, media room, and two more generous bedrooms, plus a stylish 4-piece bathroom with dual vanities. The utility room is a showcase of efficiency with in-floor heating, upgraded ventilation, dual furnaces, and state-of-the-art water systems. For the hobbyist, or equestrian enthusiast, the heated 30'x40' shop is a rare find. Complete with a commercial sink, walk-in cooler, and a full guest suite above (2 bedrooms, bathroom, kitchenette, wood-burning stove), it offers unparalleled flexibility. The grounds are as functional as they are beautiful, horse-ready with shelters, waterer, hay storage, and tack room, all surrounded by a perfect balance of open pasture & mature trees. Don't miss the charming shed with hardwood flooring, plus a garden & greenhouse with built-in watering beds. The non-compliant Geodesic dome can stay or go. This is not just a property; it is a lifestyle. A rare opportunity to own a spectacular home that offers everything: luxury, privacy, space & convenience. Schedule enough time to truly appreciate every exquisite detail.