

# \$2,050,000 - 96035 408 Avenue W, Rural Foothills County

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MLS® #A2192772

**\$2,050,000**

4 Bedroom, 5.00 Bathroom, 3,030 sqft  
Residential on 7.50 Acres

NONE, Rural Foothills County, Alberta

Welcome to the Foothills of the Canadian Rocky Mountains and to this incredible 5000 square foot fully developed walk out home situated on 7.5 acres. This property is complete with all the features and amenities that one would expect from an estate such as this. As you enter through the front door and into the foyer, you are greeted with vaulted ceilings, and large picture windows that present extensive views of undulating foothills scenery merging into the majestic Rocky Mountains. The Merbau hardwood floors lead you to an open concept kitchen/living room. As you would expect the chef's kitchen features granite counter tops including a custom baking/pastry surface. Appliances included are a Thermador built in fridge and freezer, Thermador 5 burner gas cook top, Dacor convection wall oven, Dacor microwave/convection oven, Miele dishwasher and a Sub-Zero wine fridge. For your convenience built in spice drawers sit adjacent to the cook top. The kitchen is perfect for hosting those special family holiday events or having the favourite people in your life over for a great meal. (Did we mention the temperature-controlled wine cellar in the lower level?). A separate dining room provides more formal entertaining space if required. The adjoining living room has a stately stone wood burning fireplace with custom built in drawers to store your firewood. The spacious main floor



Master Bedroom again features stunning views, a fireplace, a large en-suite bathroom with in floor heating and walk in closet. A spacious main floor laundry adjacent to the master bedroom provides easy convenience. The 2nd level consists of a grand office with built in library cabinetry and fireplace, a bedroom and 3-piece bathroom. This terrific home also features a lower level with in-floor heating throughout. The lower level includes a media room perfect for watching the big game while entertaining, or for special family movie nights. In addition, this level contains two bedrooms, both with their own bathroom and walk-in closet, a large main room perfect for your pool table, ping pong table, or gaming, a wine cellar and ample storage space. The main room also features a rough in for an added fire place if you so wish. The central sound system allows you to create a seamless atmosphere as it transmits your chosen music throughout the home. The massive 3 vehicle over-sized attached garage has a double thickness concrete pad and in floor heat. All 3 vehicle bays have separate drains. The garage also has a large rear workshop space and plenty of storage. The custom-built pet shower is a special touch if your country lifestyle includes dogs, as is the fenced dog run accessible directly from the garage. A separate 1,400 square foot outbuilding features its own power supply/breaker panel and is wired for 110v and 220/240v. This is a home that stands out amongst the rest and must be seen to be fully appreciated.

Built in 2010

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2192772    |
| Price    | \$2,050,000 |
| Bedrooms | 4           |

|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 5.00                                      |
| Full Baths     | 4                                         |
| Half Baths     | 1                                         |
| Square Footage | 3,030                                     |
| Acres          | 7.50                                      |
| Year Built     | 2010                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 96035 408 Avenue W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 6A5                |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Triple Garage Attached, Triple Garage Detached |
| # of Garages | 3                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Bookcases, Central Vacuum, Vinyl Windows, Natural Woodwork, Recessed Lighting, Wired for Sound                                                       |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range Hood, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Built-In Gas Range, Convection Oven, Microwave Hood Fan, Water Purifier, Wine Refrigerator, Water Softener |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Stone, Wood Burning                                                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit, Garden, Rain Barrel/Cistern(s)                                                                    |
| Lot Description   | Landscaped, Level, Rectangular Lot, Views, Backs on to Park/Green Space, Cul-De-Sac, Desert Back, Fruit Trees/Shrub(s), Garden, Pasture |
| Roof              | Other, See Remarks                                                                                                                      |
| Construction      | Stone, Stucco                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 85                 |
| Zoning         | CRES               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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