

# **\$3,395,000 - 386065 96 Street W, Rural Foothills County**

MLS® #A2214578

**\$3,395,000**

7 Bedroom, 7.00 Bathroom, 4,521 sqft

Residential on 75.18 Acres

NONE, Rural Foothills County, Alberta

Welcome to a rare opportunity to own a truly exceptional property, where sweeping mountain views and superior craftsmanship combine to create the ultimate Alberta lifestyle. From the moment you arrive, you'll be greeted by some of the most jaw-dropping vistas in Western Canada. This custom-built Craftsman-style bungalow offers timeless architecture, thoughtful design, and unparalleled quality throughout. Inside, you'll be captivated by handcrafted timber frame accents, a grand curved staircase, a floor-to-ceiling stone fireplace, and an elegant study/library perfect for showcasing your book collection. With seven spacious, light-filled bedrooms, this home easily accommodates family and guests alike. The gourmet kitchen is an entertainer's dream featuring dual islands, granite countertops, a Miele double oven, gas range with pot filler, prep sink, butler's station, and a walk-in pantry. The adjacent dining area is framed by three walls of windows, offering stunning panoramic views to elevate every meal. Throughout the home, rustic wood beams, solid wood doors, tray ceilings, crown moulding, wide-plank hardwood floors, and vaulted ceilings emphasize craftsmanship and warmth. The primary suite is a serene retreat, with expansive windows, direct access to the west-facing deck, and a spa-like ensuite with a deep soaker tub and walk-in rain shower. The walkout lower level features 10-foot ceilings, a wood-burning fireplace, a games area,



classroom or hobby space, home gym, and media room. A spiral staircase on the south end leads to a charming reading nook, while in-floor heating ensures cozy comfort throughout the year. Step outside to a property that's fully equipped for whatever your dreams may be. The oversized, heated triple garage offers exceptional functionality. Above it, discover a dedicated office suite with a meeting room, fireplace, bathroom, private office, and deck overlooking the mountains—an ideal workspace. Additional features include a 40' x 80' heated shop with 14-foot overhead doors, a mezzanine, bathroom, and an attached barn with three stalls—perfect for equestrian or livestock use. The land is ready to go with fencing, pens, shelters, automatic waterers, a hay field, and wooded areas for natural shade and shelter. Evenings here are magical—gather around the sunken fire pit under the stars or enjoy winter games on your private hockey rink, complete with its own hydrant for flooding. Finish with a soak in the Hot Tub. A high-producing 10 GPM water well (2004) ensures ample water supply, and the oversized septic system is built to support the home's capacity. Bonus: A 4.82-acre parcel from the total 80 acres holds its own title and private well, offering additional flexibility or future opportunity. It's difficult to find a single room in this home that doesn't frame a postcard-worthy view. Properties of this calibre are incredibly rare—this is Alberta living at its finest. Please reach out for additional information.

Built in 2006

## Essential Information

MLS® #	A2214578
Price	\$3,395,000
Bedrooms	7

Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,521
Acres	75.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	386065 96 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6A5

### **Amenities**

Parking Spaces	8
Parking	Insulated, Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s), Bar, Beamed Ceilings, Bookcases, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, Natural Woodwork, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Double Oven, Freezer, Gas Range
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Mantle, Living Room, Other, Raised Hearth, Recreation Room, Wood Burning
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Private Yard, Fire Pit, Garden, Private Entrance  
Lot Description        Views  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 2nd, 2025  
Days on Market        99  
Zoning                    A

**Listing Details**

Listing Office            MaxWell Canyon Creek

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