

\$2,490,000 - 100, 370025 288 Street W, Rural Foothills County

MLS® #A2163414

\$2,490,000

5 Bedroom, 3.00 Bathroom, 2,207 sqft
Residential on 14.61 Acres

NONE, Rural Foothills County, Alberta

You can have it all! Excitement builds, as you roll up the drive, to this 14.61 acre park like setting, Look around, no detail has been missed, on this immaculate, 2206 sq ft, geothermal heated and cooled, estate home with walkout basement. Upon entering, you are greeted by wall of stone featuring real log burning fireplace , floor to ceiling walls of windows, that frame in the surrounding rolling foothills and Ware Ridge to the west. The outside really feels like a part of this bright welcoming beauty. Does everyone like to be in your kitchen? The rustic elegance of Reclaimed wood and slate floors, paired with, a Wolfe induction stove, other high-end appliances has plenty of room for the whole family and more. Go upstairs to the vaulted Master bedroom, featuring a huge 7x26 ft deck, walk in closet, and 4 pc Ensuite. Downstairs find roomy entertainment/rec room and 2 separate bedrooms to mention a few of the incredible features in this Country oasis. Sip your coffee, relax, and take in the morning sun and the huge rolling country views from the screened patio living space on the East side. This home is special, but for sure the outside is the feature. How about a 1747 sq ft heated triple garage, with high ceiling, oversized exercise room, 3 pc bath and 325 feet of screened in relaxing space after a invigorating workout. We haven't forgot about your four-legged friends either. Also is



included is an immaculate 3 box stall barn, tack room, hay storage, machine shop, parking, plus 10 paddocks, and 3 horse shelters, but best of all is the connected indoor/outdoor arena. This fully insulated indoor arena is 80x100 ft but open the rolling garage doors and ride right out into a equally large outdoor arena with professional sand footing making it so usable all year around. Water has a 2 gal/min well, 3300-gal underground cistern, peroxide injection, and RO system for drinking water. This fully landscaped, rail fenced, park-like setting, will make you the country envy of all your friends. This is truly a high-end home with nothing to do but move in. Take a look. You can have it all! The List Price includes GST. Please do not enter property without permission

Built in 2005

Essential Information

MLS® #	A2163414
Price	\$2,490,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,207
Acres	14.61
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	100, 370025 288 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province Alberta
Postal Code T0L 1K0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Available
Parking Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Detached
of Garages 3

Interior

Interior Features Kitchen Island, Breakfast Bar, Quartz Counters
Appliances Dryer, Electric Stove, Refrigerator, Washer, Induction Cooktop
Heating Natural Gas, Geothermal
Cooling Central Air
Fireplace Yes
of Fireplaces 3
Fireplaces Wood Burning, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Outdoor Grill, Storage
Lot Description Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Pasture, Private, Sloped Down, Treed, Views
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 6th, 2024
Days on Market 208
Zoning CR

Listing Details

Listing Office Coldwell Banker Mountain Central

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