

**96012 198 Avenue W, Rural Foothills County, Alberta - \$6,495,000**



Main Photo

## Property Description

This SPECTACULAR LIFESTYLE PROPERTY is the ULTIMATE COUNTRY ESTATE, offering a REMARKABLE



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10,629 SQ FT of fully developed living space across a CUSTOM-BUILT TWO-STOREY WALK-OUT HOME, SEPARATE GUEST LIVING QUARTERS, an OVERSIZED HEATED ATTACHED TRIPLE GARAGE 45'2" X 24'10", and BREATHTAKING VIEWS! Set on a stunning and private 29.79 ACRES IN FOOTHILLS COUNTY, with 5 BEDS, 6 FULL & 2 HALF BATHS, a SPA ROOM, WINE CELLAR, + THEATER ROOM, this ARCHITECTURAL SHOWPIECE delivers LUXURY, SPACE, + PRIVACY. Ideal for families, entertainers, and professionals seeking REFINED RURAL LIVING WITH URBAN CONVENIENCE. From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13'5" CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR with sophisticated design, featuring a formal FOYER, LIVING ROOM WITH GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING. The CHEF-INSPIRED KITCHEN is a true culinary haven with MIELE BUILT-IN APPLIANCES including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE. QUARTZ COUNTERTOPS, GLASS BACKSPLASH, and FULL WALK-IN PANTRY complete the space. Adjacent are a COFFEE STATION, FORMAL DINING AREA, and BREAKFAST NOOK - bathed in natural light and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS. The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY featuring a LUXURIOUS 6-PIECE SPA-STYLE ENSUITE with DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET WITH CUSTOM BUILT-INS. The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM, OFFICE/STUDY WITH DISPLAY SHELVING, + a generous MUDROOM WITH LOCKERS AND BENCH SEATING - each space reflecting THOUGHTFUL DESIGN and ELEVATED COMFORT. The UPPER FLOOR hosts 2 GENEROUS BEDROOMS, with WALK-IN CLOSETS, ENSUITES, along with a 49-FT BONUS ROOM, perfect for relaxation, play, or media use. The WALK-OUT BASEMENT includes a LARGE FAMILY ROOM, FULL HOME THEATRE, STEAM BATH, SAUNA, HIDDEN ROOM, OFFICE, WINE CELLAR WITH TEMPERATURE CONTROL, WET BAR, + a PRIVATE GUEST RETREAT complete with LIVING ROOM, KITCHEN, BEDROOM, BATHROOM, LAUNDRY + FLEX SPACE. COVERED PATIOS include a HOT TUB DECK, SIDE SEATING AREA, + ENTERTAINMENT PATIOS for year-round enjoyment. Built for ENTERTAINING and MULTI-GENERATIONAL LIVING, this home features IN-FLOOR RADIANT HEAT, MULTIPLE FIREPLACES, a SOPHISTICATED MECHANICAL ROOM, SPRINKLER SYSTEMS, SMART HOME FEATURES, + generous STORAGE. The DETACHED GARAGE and accessory buildings include a 23' x 23' WORKSHOP, PARTY ROOM, and ADDITIONAL STORAGE AREAS. Multiple DECKS & PATIOS further expand the property's functionality and charm. Set in a PRIVATE, DESIRABLE LOCATION JUST MINUTES TO CALGARY, this home offers the FINEST ELEMENTS OF RURAL ESTATE LIVING with UNCOMPROMISING LUXURY. It has IMPECCABLE DESIGN, PREMIUM FINISHES, this is a ONCE-IN-A-LIFETIME OPPORTUNITY to own one of SOUTHERN ALBERTA'S MOST EXCEPTIONAL PROPERTIES. This ONE is a SHOWSTOPPER with 20- Virtually Staged Photos, This TURN-KEY, POLISHED, and READY TO IMPRESS!

## REALTOR Referral

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*Courtesy Of: RE/MAX House of Real Estate*



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