



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**242036 96 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2106203**



**\$3,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	5,873 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Electric Gate, Front Drive, Garage Door		
<b>Lot Size:</b>	5.32 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Zoned	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-21-28-W4
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Wolf Hood Fan, Wolf Gas Range, SubZero Fridge, 2x Miele Capo Machine, Built in Microwave Steamer		

Seldom do you find such an exquisite property with this level of craftsmanship and grandeur. This JayWest custom-built luxury bungalow, perched atop 5 acres in the rolling Foothills of Southern Alberta, is perfect for a discerning couple who enjoys entertaining and desires space for grandkids, extended family, or adult children. Located just a 10-minute drive from South Calgary and minutes from Okotoks, this estate offers both privacy and proximity to amenities like the South Campus Hospital, shopping, restaurants, a movie theatre, and top golf courses. This 8,700-square-foot home showcases distinguished craftsmanship with the Viceroy Building Package, featuring kiln-dried lumber and the highest quality materials. A 2,700-square-foot detached shop with mezzanine, large overhead doors, power, and a massive steel beam further highlights the exceptional build quality. Upon entry, the incredible front foyer flows seamlessly into the main floor, where you'll notice Italian 24x24 tiles, custom millwork, and dramatic vaulted ceilings. The great room, the heart of the home, features floor-to-ceiling windows with stunning views of the Foothills landscape. A cozy bonus room overlooking the great room is perfect for relaxing with a book or a nightcap. The kitchen boasts top-of-the-line millwork and stone, along with premium appliances, including two Miele dishwashers, a Wolf gas cook-top, a Miele cappuccino machine, a Sub-Zero fridge/freezer combo, and a Miele steam oven. Adjacent to the kitchen, an outdoor living area with a wood-burning fireplace and a back deck with picturesque views w/ hot tub provide ideal spaces for entertaining and relaxation. The primary retreat features vaulted ceilings, a gas fireplace, a private deck, custom built-ins in the walk-in closet, and a luxurious spa-like en-suite. The main level also includes a versatile study and games room that could host

events, poker nights, or be converted into an indoor swimming pool. The lower level includes three large bedrooms, one with a private en-suite, perfect for guests or adult children. A custom wet bar, gym area, and a luxuriously finished bathroom with double vanities and a full tile shower complete this level. Above the large quad garage, a massive studio area offers versatile space for a yoga studio, movie room, mother-in-law suite, or art studio. The high-end mechanical room, valued at over \$200,000, features an efficient air exchange system with independent zones, in-floor heat, multiple boilers, an air purification system, and RO water filtration & softener, ensuring top-tier comfort and functionality throughout the home. This estate must be seen in person to appreciate its marvel. Book your private tour today.