



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

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**290226 316 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2135793**



**\$4,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,955 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Gravel Driveway, Parking Pad, Quad o		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Private, Treed, Views, Wooded		

<b>Heating:</b>	Boiler, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air, Humidity Control, Natural Gas, See Remarks, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	14-21-4-W5
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, See Remarks, Stone, Stucco, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Steam Room, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood		
<b>Inclusions:</b>	Window Coverings, two forced air furnaces, humidifiers, HRV, Tankless Boiler driven Hydronic Slab (basement/garage) and under-floor in some rooms, Hot water Tank, Paws Water Treatment, Air Ionizer, Control 4, Home Theater, Multiroom Sound, Suspended Gas Heater at Covered Deck, Bar Microwave and Dishwasher, Plumbed Coffee Maker, Hot-tub, fountain and sundial.		

A timber and stone masterpiece is nestled on five acres in a private park-like setting within the foothills of the majestic Rockies. Situated between Brown-Lowery Provincial Park and Kananaskis Forest Reserve, the location offers an abundance of outdoor recreation including several equestrian and boarding facilities nearby. The 2011 SAM Award winning home exudes old-world charm with three grand stone fireplaces, 10 ft stone and plaster walls. 8 ft wood French doors lead to the east-side courtyard and to the west facing deck that features a built-in gas BBQ, fireplace, overhead heater, and lounging spaces that overlook the foothills and mountain vistas "for as far as the eye can see." The Mountain Vernacular architecture is elegant in form and functional in its performance. As a one and one-half story design, the main floor, loft (c/w R.'s for future ensuite and 4th Bedroom) plus lower-level total 6,561 sqft of living space. The main level rooms are seamlessly connected, ideal for entertaining. The kitchen features custom built alder wood cabinets, and an Aga vented gas range, built-in fridge and freezer, dishwasher, microwave, and plumbed coffee maker. The kitchen conveniently adjoins to the breakfast nook, dining room, west deck, walk-in pantry and tech centre. True to its architecture, the home is primarily built with natural materials. The exterior features a copper seamed Coppola roof, natural stone and brick facades, Pella metal clad fir windows and French doors. The wood planked decks cover the walkout level patios and the timber framed roof covers the west-side deck and fireplace. The interior features 8 ft wood passage doors, reclaimed fir planked hardwood and honed travertine stone floors lead you throughout the main floor. Vaulted ceilings are fitted with fir timber beam trusses and millwork and built-ins are custom built with fir and alder. Stone sinks are

mounted on granite countertops in all bathrooms. The alder staircase leads to the upper loft office and to the lower-level family room featuring a home theater, wine cellar, billiard & Tulikivi fireplace area. An ensuite bedroom completes the lower level. The 10 ft foundation walls accommodate an abundance of light through oversized windows and patio doors. Walk-out access allows the spa area connection to the hot-tub patio and landscaped rear yard. The two mechanical rooms house the equipment that make the home healthier, cleaner, and more comfortable for living all year round. The equipment consists of a HVAC system featuring central air fan coils, HRV, two forced-air furnaces, in-slab and in-floor hydronic heating, ionizer, water treatment, and a wall boiler with a reserve tank. The a/v components are racked. The four-car garage, asphalt driveway and gravel parking pad can park 12. Schools, shopping, entertainment, and a hospital are in nearby towns of Millerville, Black Diamond and Bragg Creek. This home of meticulous detail in a majestic setting is ready to enjoy for generations to come.