



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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48017 Harvest Lane E
Rural Foothills County, Alberta

MLS # A2148042



\$3,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,645 sq.ft.	Age:	2023 (2 yrs old)
Beds:	8	Baths:	8 full / 1 half
Garage:	220 Volt Wiring, Electric Gate, Enclosed, Gated, Heated Garage, Oversized, P		
Lot Size:	2.99 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Paved, Private, Treed		

Heating:	Combination, In Floor, Forced Air	Water:	Well
Floors:	Marble	Sewer:	Mound Septic, Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-22-29-W4
Exterior:	Concrete, Silent Floor Joists, Stucco	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: All Fridges, All Stoves, All Ovens, All Dishwashers, All Washers, All Dryers, All Window Coverings, All Garage remotes.

Located only seven minutes from Calgary and across the street from the Carnmoney Golf & Country Club, this exquisite acreage epitomizes luxury and exceptional design. Spanning just under 9,000 sq/ft of living space across three levels, this property boasts eight spacious bedrooms and nine bathrooms, equipped with smart toilets and top-of-the-line fixtures. It features three kitchens, perfect for entertaining and family gatherings, each with modern appliances and high-quality cabinetry. Additional amenities include a fully equipped home gym, a private home theater, and a massive wine cellar ideal for any connoisseur. The heated shop, with its own bathroom and mezzanine, offers a versatile space for various projects or storage needs. The master suite is a true highlight, covering over 700 sq/ft and featuring a private laundry. It opens onto an expansive west-facing balcony, over 800 sq/ft, offering stunning mountain views and a perfect spot to watch golfers at the Carnmoney Golf & Country Club. Every detail in this extraordinary home has been meticulously designed and executed, ensuring that nothing has been overlooked or underbuilt.