



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

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**48017 Harvest Lane E**  
**Rural Foothills County, Alberta**

**MLS # A2148042**

**\$3,799,900**



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

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

**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.