



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

96035 408 Avenue W
Rural Foothills County, Alberta

MLS # A2165450



\$2,225,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,030 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	7.50 Acres		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Greenbel		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Other, See Remarks	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: John Deere EZtrak 54 inch deck zero turn mower and tow behind yard cart.

Welcome to the Foothills of the Canadian Rocky Mountains and to this incredible 5000 square foot fully developed walk out home situated on 7.5 acres. This property is complete with all the features and amenities that one would expect from an estate such as this. As you enter through the front door and into the foyer, you are greeted with vaulted ceilings, and large picture windows that present extensive views of undulating foothills scenery merging into the majestic Rocky Mountains. The Merbau hardwood floors lead you to an open concept kitchen/living room. As you would expect the chef's kitchen features granite counter tops including a custom baking/pastry surface. Appliances included are a Thermador built in fridge and freezer, Thermador 5 burner gas cook top, Dacor convection wall oven, Dacor microwave/convection oven, Miele dishwasher and a Sub-Zero wine fridge. For your convenience built in spice drawers sit adjacent to the cook top. The kitchen is perfect for hosting those special family holiday events or having the favourite people in your life over for a great meal. (Did we mention the temperature-controlled wine cellar in the lower level?). A separate dining room provides more formal entertaining space if required. The adjoining living room has a stately stone wood burning fireplace with custom built in drawers to store your firewood. The spacious main floor Master Bedroom again features stunning views, a fireplace, a large en-suite bathroom with in floor heating and walk in closet. A spacious main floor laundry adjacent to the master bedroom provides easy convenience. The 2nd level consists of a grand office with built in library cabinetry and fireplace, a bedroom and 3-piece bathroom. This terrific home also features a lower level with in-floor heating throughout. The lower level includes a media room perfect for watching

the big game while entertaining, or for special family movie nights. In addition, this level contains two bedrooms, both with their own bathroom and walk-in closet, a large main room perfect for your pool table, ping pong table, or gaming, a wine cellar and ample storage space. The main room also features a rough in for an added fire place if you so wish. The central sound system allows you to create a seamless atmosphere as it transmits your chosen music throughout the home. The massive 3 vehicle over-sized attached garage has a double thickness concrete pad and in floor heat. All 3 vehicle bays have separate drains. The garage also has a large rear workshop space and plenty of storage. The custom-built pet shower is a special touch if your country lifestyle includes dogs, as is the fenced dog run accessible directly from the garage. A separate 1,400 square foot outbuilding features its own power supply/breaker panel and is wired for 110v and 220/240v. This is a home that stands out amongst the rest and must be seen to be fully appreciated.