



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**250040 Dynasty Drive W
 Rural Foothills County, Alberta**

MLS # A2169644



\$2,200,000

Division:	DeWinton Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,015 sq.ft.	Age:	2012 (13 yrs old)
Beds:	7	Baths:	7 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	6.79 Acres		
Lot Feat:	Cul-De-Sac, Sloped, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-21-1-W5
Exterior:	Brick, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Luxurious Country Estate located 10 minutes from South Calgary and 20 minutes from downtown, offering over 9,000 sq ft of exquisite living space on a scenic 7-acre lot. This expansive home features 7 bedrooms + Den, 7.5 bathrooms, including 5 en-suites, and two master suites—one conveniently located on the main floor, ideal for accommodating extended family or elderly guests. Upon entry, you are greeted by soaring ceilings and a dramatic open foyer with a timeless curved staircase. Recently renovated, the home exudes elegance with detailed coffered ceilings, classic cove moldings, new tile, and engineered hardwood flooring throughout the main floor. The upgraded lighting features stunning chandeliers, while the fresh, modern paint tones enhance the overall luxury. The 3,355 sq ft main floor is perfect for both family living and entertaining. It includes a formal dining room, two spacious living rooms, and a dual kitchen setup with a full Butler kitchen adjacent to the main kitchen—making meal preparation for large gatherings effortless. Additionally, the main floor features a large office and the first of two master suites, complete with an en-suite bathroom. The upper floor houses four generously sized bedrooms, each with its own en-suite bathroom, and a cozy library. The upper-level master suite offers panoramic mountain views from a private terrace and boasts a spectacular 19x17 dressing room. This dream closet features a large center island, a makeup vanity with built-in lighting, and plenty of storage for clothing, shoes, and accessories. The fully developed walk-out basement is a recreational paradise. It includes a state-of-the-art theater room, a massive recreation room with a full-sized bar, a home gym, and three additional bedrooms. The basement also features a fully equipped illegal suite with a wet bar and separate

entrance, offering privacy for guests or extended family. For car enthusiasts, the property includes a 63x29 ft 7-car garage, along with an RV bay that accommodates a 30+ ft motor coach. The expansive main floor deck and two balconies provide sweeping views of the Rocky Mountain foothills and city skyline. Designed for multi-generational living, this estate offers flexibility with two master suites, including one on the main floor. The walk-out basement's illegal suite provides further accommodation options. With luxurious amenities and proximity to the city, this estate home is the perfect retreat for families who love to entertain and need ample space for all. ****CITY ASSESSMENT CAME IN AT \$2,857,000****