



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

**780-933-9938**  
pelchatsold@gmail.com

**40075 299 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2190123**



**\$2,999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,614 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	5.07 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Other, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle, Membrane, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	15-21-29-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Combination, ICF Block, Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Recreation Facilities, Separate Entrance, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	n/a		

For more information, please click Brochure button. Welcome to an extraordinary blend of modern elegance and countryside charm. Built in 2023, this stunning 6-bedroom, 5.5-bathroom estate offers over 7,200 sq. ft. of meticulously designed living space, nestled on a picturesque 5-acre property. More than just a home, it's a peaceful retreat surrounded by nature, yet conveniently close to Calgary's South Campus hospital, top-rated schools, and urban amenities, offering the perfect balance of serene country living and city convenience. As you enter through natural flat stone pillars, a grand entryway welcomes you into warm and expansive living areas set against the breathtaking backdrop of the Rocky Mountains. The living room features a towering stone fireplace that serves as a centerpiece, while a glass-surround walkway bathes the space in natural light. Telescoping glass doors seamlessly connect indoor and outdoor spaces, making it ideal for entertaining or relaxing with loved ones. The chef's kitchen is the heart of the home, featuring double islands perfect for hosting, high-end appliances including a combination steam oven, and two butler's pantries. These pantries provide ample storage and include access to a hidden workspace and a single garage, adding both functionality and convenience to the kitchen's design. The main-floor primary suite is a true sanctuary, boasting floor-to-ceiling west-facing windows that frame stunning views. The spa-inspired en-suite includes luxurious stone-accented walls, an oversized soaker tub, and a walk-in shower, while the custom-designed closet caters to a modern lifestyle with ample space and organization. Upstairs, three spacious bedrooms, each with walk-in closets and private bathrooms, provide comfort and privacy for family or guests. A striking glass walkway

connects a custom home office and a cozy family room, creating a unique and inviting upper-level retreat. The lower level is designed for both relaxation and activity. Highlights include a home gym with a pro-height basketball hoop, a luxurious steam shower for post-workout relaxation, an additional bedroom, and a versatile flex room that opens directly to the backyard. The outdoor space offers endless possibilities. The expansive backyard is a blank canvas awaiting your vision—whether it's a vibrant garden, a playground, or even space for animals. The property's 5-acre expanse ensures privacy and room to customize. Behind the beauty of this estate lies impeccable functionality. Two mechanical rooms house high-end systems, including advanced A/C, on-demand hot water, and multiple furnaces and boilers, ensuring comfort year-round. Premium finishes, custom flooring, and thoughtful details elevate the home's design. This property is more than a residence - it's a lifestyle. Whether hosting grand gatherings, seeking a tranquil retreat, or making cherished family memories, this estate delivers it all. Don't miss your opportunity to own this incredible country home.