



CORY PELCHAT
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 GRASSROOTS REALTY GROUP LTD.

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210070 85 Street W
Rural Foothills County, Alberta

MLS # A2191732



\$5,990,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	6,826 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	6 full / 3 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	6.10 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Landscaped, P		

Heating:	In Floor, Forced Air, Zoned	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-22-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Nestled on 6.1 serene acres only 5 minutes to Calgary city limits, this exquisite French Country estate offers an unparalleled blend of luxury and elegance with a stunning mountain view. Culinary enthusiasts will love the chef-inspired kitchen, featuring two oversized islands and integrated built-in appliances. The home boasts a very large dining room, perfect for hosting grand gatherings, and a butler's pantry with a dumbwaiter for seamless service. The expansive primary suite is a true retreat, featuring a cozy fireplace and separate his-and-hers en suites, both with steam showers and spacious walk-in closets. A charming upstairs loft includes its own spacious bedroom, family room, laundry and a spa-like bathroom. The walk-out basement is an entertainer's dream, complete with a wet bar, gym, wine room, and additional butler's pantry. Outdoors, unwind in a private oasis with a tranquil pond, cascading waterfall, and beautiful pergolas. A gated driveway and oversized quadruple garage complete this remarkable property, offering privacy and sophistication at every turn.