

330008 Highway 22
Rural Foothills County, Alberta

MLS # A2305178



\$2,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,358 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	21.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Creek/River/Street		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	2-21-3-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: refrigerator (3), wine fridge (2), wall ovens (2), gas range, dishwasher, microwave, washer (2), dryer (2), all window coverings, all light fixtures, garage openers and remotes, heater for quonset (ready to install)

This exquisite home, extensively renovated in 2022, is situated on almost 22 acres of scenic, treed land with Three Point Creek beautifully flowing throughout the property. This sprawling home offers approximately 2,919 sq. ft. on the main level and an additional 1,440 sq. ft. on the upper level, with a total of five bedrooms and six bathrooms. The quality craftsmanship of this gorgeous modern farmhouse is evident from the moment you enter. Imported reclaimed wood beams complement the wide plank hardwood floors, vaulted white wood ceilings, and custom millwork. The open concept floor plan basks in natural light and features spacious areas for entertaining friends and family, with two wood burning fireplaces. Every culinary enthusiast's dream, the incredible kitchen leaves nothing to be desired with 2 full size Bosch refrigerator/freezers, Dacor dual wall ovens, Dacor 6-burner gas range, Miele dishwasher, copper farmhouse sink and a large butler's pantry with yet another full size Bosch refrigerator/freezer. Through the double doors to the South Wing is an impressive vaulted family room, full bathroom, wet bar, and 2 bedrooms. This space is perfect for multi-generational living. Completing the main floor is a quiet den with an elevator to the Primary Suite above, another full bathroom with shower off the mudroom, powder room, dry bar, main floor laundry and a spacious, screened back porch. On the upper level, the tranquil primary bedroom overlooks the creek with a private upper deck, and features a luxurious ensuite with claw foot tub, steam shower, dual vanities, and walk-in closet. Two additional bedrooms, one with ensuite bathroom with steam shower, another full bathroom with steam shower and second laundry room are also on this level. Other features of this home include built-in Sonos sound system (indoor & outdoor), elevator, Murphy bed, security cameras,

two RO water filter systems, high speed internet & cell phone booster. This property is fully set up for equestrian or hobby farm use and is currently operating as a horse boarding facility, with easy access for trailers on paved roads. Features include a 5-stall, drive-through barn with waterers and attached paddocks. In fact, the property offers 10 large paddocks, round pen, outdoor riding arena, two large Quonsets (one is 60x40 and fully insulated with spray foam and concrete floor), dog run (currently used as a goat run), and a fully insulated chicken coop with power. A separate well is at the barn also. Whether you are exploring the paths via horseback, wading in the creek, or living in the luxurious home, there are so many unique areas to enjoy. Conveniently located close to Millarville and a 20 minute drive to Calgary, you have the very best of living in nature coupled with easy access to all amenities.