

**266098 128 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2313191**



**\$6,997,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 2,515 sq.ft.   | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Electric Gate, Garage Door Opener, Garage Faces Side, Guest, Heated Gara |               |                   |
| <b>Lot Size:</b> | 66.10 Acres  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Native Plants, Pasture, See Remarks, Sloped, Views           |               |                   |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | Baseboard, Boiler, In Floor, Fireplace(s), Natural Gas  | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Hardwood, See Remarks   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | 26-21-2-W5                |
| <b>Exterior:</b>   | See Remarks, Silent Floor Joists, Stucco  | <b>Zoning:</b>    | AG                        |
| <b>Foundation:</b> | ICF Block   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks |                   |                           |

**Inclusions:** None

Are you a most discerning buyer? Do you have an eye for true quality? Looking for that Premier Property? This Estate Home and world class Equestrian Facility is all of that and more! Custom 4600 square foot Builder designed home with nothing but the finest construction and finishing's throughout including an oversized 3 car attached garage. No small matter that you have a 180 degree downtown City of Calgary Skyline view! There is an extensive list available of all the explicit details that make this home so uniquely special. Some of those things are the triple pane Loewen windows, spray foam insulation, ICF Styrofoam block foundation, In floor radiant heat in the lower level and garage, baseboard heat on the main floor, Life Breath fresh air system, hot water on demand, filtered water faucet in both kitchens and upper ensuite baths, hand picked custom lighting, Grohe bathroom fixtures in all bathrooms, Turkish marble flooring and showers, white oak flooring imported from the eastern USA, epoxy flooring in lower level, hand made custom black walnut counter in powder room, hand made steel and glass custom doors into the office, water softener and reverse osmosis water filtration, energy efficient design and build of house to have solar gain in winter and overhang in summer, 10 ft ceiling on main floor and 9 ft in lower level, clear fir ceiling inside and outside on the porch, Meile induction cook top, Meile oven and convection microwave, Subzero fridge, three washers and dryers, heat pump air conditioning on main floor. Now, what about the rest to this Estate property? Well, from the moment you enter this very productive 66 acres through the electric gate on the paved drive, you will see the professionally thought out 34 x 60 ft insulated and heated (radiant tube) barn with eight 12' x 12' stalls and individual turnout stalls, wash stall, custom made doors with 4' x 8' windows,

custom hand made fir siding, bathroom, tack room with washer dryer, attached shavings storage, 5 large skylights, attached 16' x 75' lean to shop and garage. Enclosed alleyway leads to the incredible 74' X 200' insulated heated dream indoor arena featuring GGT footing and new double pane windows. Enjoy summer days surrounded by the beautiful pond in the 140' x 250' outdoor arena with recently topped up GGT footing and gride system for maximum drainage. Complete the package with 40' x 60' hay/ equipment storage shed. Nothing can compare to this home and facility. WOW!!! Only 12 minutes to Spruce Meadows and 8 minutes to Stoney Trail. If you have been looking for something this outstanding then here it is!