

\$3,990,000 - 178209 144 Street W, Rural Foothills County

MLS® #A2068688

\$3,990,000

5 Bedroom, 7.00 Bathroom, 4,741 sqft
Residential on 80.00 Acres

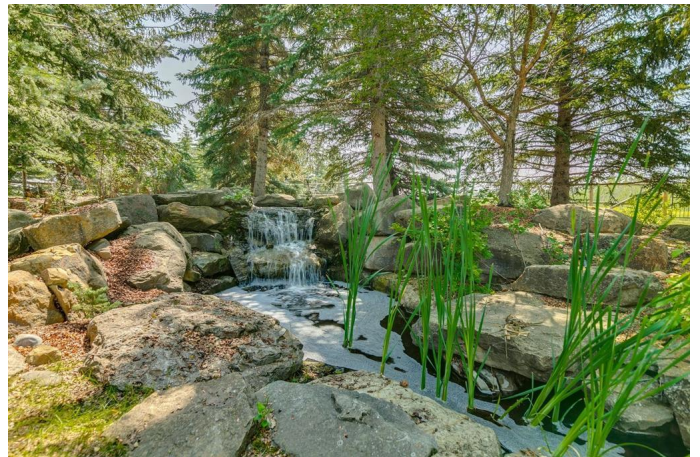
NONE, Rural Foothills County, Alberta

Indulge your passion for the county life in this lovely Granville custom built Pennsylvania Farm House. Set on a picturesque 80 acre parcel, surrounded by lush trees and tranquility, this residence radiates elegance and charm, a perfect backdrop for your family gatherings.

A welcoming ambiance fills every corner of this remarkable home. The spacious living area, featuring coffered ceilings and a cozy fireplace, sets the stage for unforgettable moments with friends. For those who love to work from home, a generously sized office with built-in bookcases offers a private space to conduct business. And when it's time to gather friends and family for a meal, the stunning formal dining room, with custom display shelving, will showcase your culinary masterpieces.

The family room is a warm and inviting space, boasting a fireplace, built-in shelves, and patio doors leading to the west-facing deck. Your guests will love spilling out into the outdoors, enjoying the beautiful countryside while enjoying each other's company.

For the aspiring gourmet chef, the adjacent kitchen is a dream come true. Its striking curved front island, Empire cabinetry, and top-of-the-line appliances, including a subzero fridge, gas range, steam convection oven, built-in wall oven, and warming drawer, make preparing meals an absolute pleasure. With a



spacious dinette area and a full-sized wine cooler in the large pantry, you'll have everything you need to cater to your friends and family.

The bright laundry room adds convenience, and its easy access to the patio means it can double as a mudroom. For added luxury, the main floor boasts an elegant primary bedroom with sweeping views of the pool and property, offering two walk-in closets and two full ensuites, ensuring a peaceful retreat at the end of the day.

Upstairs, is a delightful family bonus area with custom bookshelves and charming dormer windows, creating a cozy and inviting atmosphere. Three bedrooms, one with a 4-piece ensuite, and full main bath provide comfort and privacy.

The lower level is perfect for entertaining, featuring a full wall of windows that infuse the space with natural light and scenic views. Your family will be captivated by the large games and seating area, custom built-in bookshelves, theatre room, and a fifth bedroom with an ensuite, ensuring that everyone feels at home. With a fully finished and in-floor heated attached three car garage, a detached drive-through two car garage, and a gardening shed, you'll have plenty of space to accommodate your vehicles and any equipment for your hobbies.

Embrace outdoor living at its finest with a cascading waterfall and pond, a dining gazebo, and the west-facing outdoor pool.

Whether it's a poolside barbecue, an elegant al fresco dinner, or a lively gathering under the stars, this oasis is where cherished memories will be made.

Built in 1993

Essential Information

MLS® #	A2068688
Price	\$3,990,000
Sold Price	\$3,000,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,741
Acres	80.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	178209 144 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0Y1

Amenities

Parking Spaces	10
Parking	Double Garage Detached, Drive Through, Driveway, Electric Gate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Oven-Built-In, Refrigerator, See Remarks, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Other
Lot Description	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Landscaped, Many Trees, Underground Sprinklers, Private, Waterfall
Roof	Rubber
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2023
Date Sold	February 3rd, 2024
Days on Market	192
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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