

\$2,899,900 - 306104 Aspen Meadows Rise E, Rural Foothills County

MLS® #A2104481

\$2,899,900

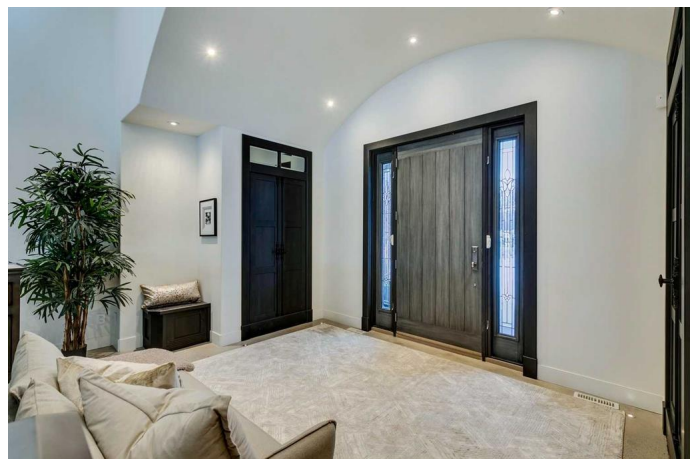
4 Bedroom, 7.00 Bathroom, 3,616 sqft
Residential on 10.73 Acres

NONE, Rural Foothills County, Alberta

* SEE VIDEO * Introducing an extraordinary equine haven located at Aspen Meadows Rise East nestled perfectly between Calgary and Okotoks. This remarkable custom-built residence sits on a sprawling 10.73-acre estate, showcasing a state-of-the-art equine facility with a 60 x 120 indoor riding arena. You'll love driving on your smooth fully paved driveway to the home that offers an expansive 6,800 square feet of meticulously crafted living space that is a true work of art. It boasts a top-of-the-line in-floor and forced-air heating system on both the main and basement levels, providing year-round comfort.

Upon entry, you'll be greeted by the impressive 18-foot barrel-vaulted ceilings, complemented by a grand stone floor-to-ceiling fireplace featuring a custom mantle that anchors the elegant living room. The chef's kitchen is a culinary dream, bathed in natural light and graced with coffered ceilings. It showcases two expansive islands with quartz countertops, ample storage, high-end appliances, and a convenient butler's pantry. One of the unique highlights is the roll-up door that connects the kitchen to an expansive sunroom, extending the kitchen's space and making it an ideal spot for family gatherings or grand dinner parties.

The primary bedroom, tucked away in its own private wing, offers a luxurious 6-piece ensuite complete with a walk-in steam shower and a



relaxing soaker tub. An adjoining sitting area opens up to a sunroom equipped with its own fireplace, as well as a private patio featuring a covered seating area and lush green surroundings. A spacious den, accessible from both the primary bedroom and the main hallway, adds functionality and style to the main floor and is complemented by another ensuite bedroom.

The lower level is a haven for entertainment and sports enthusiasts, featuring a dedicated hockey training and shooting facility perfect for aspiring players. Hosting guests is a breeze in the expansive games/media room, complete with a built-in entertainment centre, wet bar and two additional generously sized bedrooms, each with a private 3-piece ensuite. This property is fully equipped with three wells, mature trees, and extensive paved grounds with multiple driveways. The attached heated 5-car garage features towering ceilings designed to accommodate car lifts, catering to the needs of car enthusiasts.

The standout feature of this property is the indoor riding arena, measuring an impressive 60 x 120. It boasts automatic doors, impeccable footing, and provides easy access to two spacious stalls, a separate wash bay, a 2-piece bathroom with its own septic system, and a comfortable lounge area. Additional amenities include a covered hay shed, extra storage space, treated rail fencing, 6 outside water sources, 10 horse shelters, and an outdoor riding arena measuring 60 x 170. Impeccably maintained and thoughtfully cared for, this property is a true gem. Don't miss the opportunity!

Built in 2012

Essential Information

MLS® #	A2104481
Price	\$2,899,900

Sold Price	\$2,800,000
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	3,616
Acres	10.73
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306104 Aspen Meadows Rise E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Cable Internet Access, Electricity Connected, Natural Gas Connected
Parking Spaces	20
Parking	Quad or More Attached, RV Access/Parking

Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Water Heater, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Fire Pit, Storage
Lot Description Cul-De-Sac, Farm, Landscaped, Many Trees, Pasture, Paved
Roof Asphalt Shingle
Construction Composite Siding, Mixed, Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 7th, 2024
Date Sold March 10th, 2024
Days on Market 32
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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