

\$2,895,000 - 338025 40 Street W, Rural Foothills County

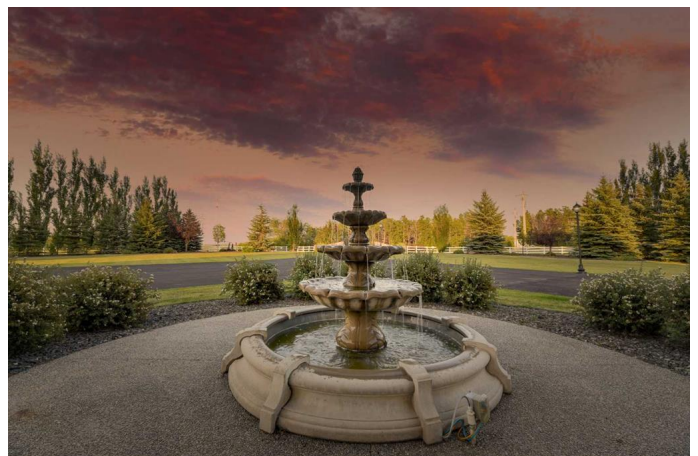
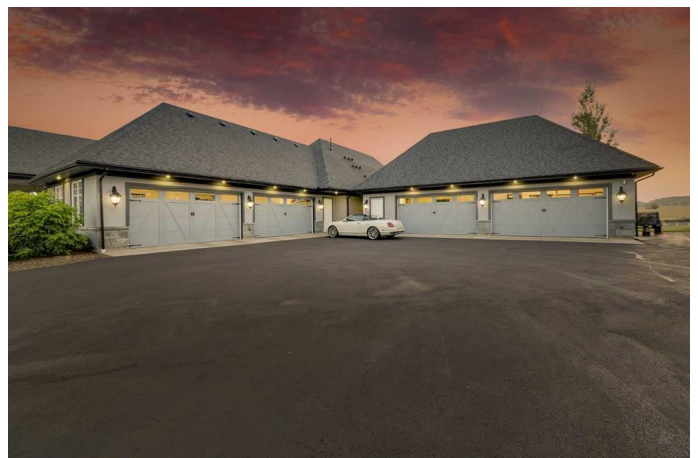
MLS® #A2105581

\$2,895,000

4 Bedroom, 5.00 Bathroom, 3,262 sqft
Residential on 7.98 Acres

NONE, Rural Foothills County, Alberta

INDOOR POOL Nestled within the breathtaking natural beauty of Alberta, this extraordinary estate offers a lifestyle of unparalleled luxury and serenity. Spread across an expansive 8 acres of meticulously manicured grounds, this gated property is a sanctuary of sophistication, providing panoramic views of both the majestic mountains and picturesque valleys. Located mere minutes from the vibrant city of Calgary, the charming town of Okotoks, Calgary Polo Club and the prestigious Strathcona Tweedsmuir school, this residence offers the perfect blend of convenience and seclusion. The property boasts elegance from the moment to arrive, with a circular paved driveway, a central fountain, and a port-cochere at the front entrance, featuring a striking Black Forest front door. The 3-acre homesite is surrounded by low-maintenance white vinyl fencing, adding to the property's curb appeal while providing a sense of privacy and security. The meticulously manicured grounds feature mature landscaping, creating a tranquil oasis. This impressive introduction sets the tone for the opulence that awaits within. Inside, this luxurious home offers 4 generously sized bedrooms and five lavishly appointed bathrooms, meticulously designed by renowned architect John Hadden to provide comfort and style in equal measure. The primary suite is a haven of relaxation, featuring a spa-like ensuite, lounge and dream closet. A grand foyer with an 85-ft. barrel ceiling leads to



the main living area, which maintains an open floor plan while providing private living spaces. The interior features polished marble and black walnut flooring, with a walnut kitchen island as the centerpiece. The kitchen is a chef's dream, featuring Subzero and Dacor appliances and four dishwashers for effortless entertaining. A crystal chandelier, equipped with a hoist for easy cleaning, illuminates the main level, adding a touch of opulence. The open floor plan seamlessly integrates the great room, complete with a custom wood-burning fireplace, creating a warm and inviting atmosphere. Entertainment is at its finest with a sports bar equipped with 4 tv's and a four-hole putting green, perfect for leisurely afternoons. For the ultimate in relaxation and recreation, there's an indoor pool room with a state-of-the-art ventilation system, hot tub, waterfall and lounge area. The pool area provides outside access to a massive outdoor aggregate patio, ideal for entertaining guests or simply enjoying the stunning sunsets. Car enthusiasts will appreciate the attached quad garage and detached quad garage, complete with a car lift and loft for the perfect man cave or additional storage. Safety and security are paramount, with a state-of-the-art security system ensuring peace of mind. This property also embraces sustainability, with a wind turbine contributing to its energy efficiency. With its impeccable design, luxurious amenities, and stunning surroundings, this estate is a true masterpiece of modern living.

Built in 2008

Essential Information

MLS® #	A2105581
Price	\$2,895,000
Sold Price	\$2,700,000
Bedrooms	4

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,262
Acres	7.98
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	338025 40 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Parking Spaces	20
Parking	Additional Parking, Asphalt, Covered, Drive Through, Driveway, Garage Faces Front, Garage Faces Side, Gated, Heated Garage, Insulated, Oversized, Paved, Plug-In, Quad or More Attached, Quad or More Detached, Workshop in Garage

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, Natural Gas, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Heatilator, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2024
Date Sold	May 17th, 2024
Days on Market	103
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	The Agency Calgary
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