

\$1,650,000 - 5 Highland Ranch Estates, Rural Foothills County

MLS® #A2119194

\$1,650,000

5 Bedroom, 4.00 Bathroom, 2,856 sqft
Residential on 3.01 Acres

NONE, Rural Foothills County, Alberta

Step into the serene embrace of Highland Ranch Estates, where this stunning 3-level split acreage awaits just moments from Calgary. Set upon 3 meticulously landscaped acres, this haven is fully fenced and gated, offering both security and seclusion. A paved driveway leads past the security fence to fully finished, heated duo double garages, providing ample space for vehicles and toys alike.

Every inch of this home has been lavished with care and attention, boasting over 4600 square feet of meticulously upgraded and enhanced living space. High ceilings and abundant windows create an airy, expansive atmosphere throughout. Recent replacement of 53 windows, including new window coverings, occurred ensuring efficient protection from the elements whether in winter or summer. On approach to the home on the movie-like front porch, you enter through a marbled foyer to find a large walk-in cloak closet and an adjacent luxurious hardwood-floored office/library, adorned with custom cabinetry and built-ins.

Sunlight pours into the main level, highlighting a newly installed living room feature, complete with an electric fireplace and stone surround. The kitchen is a chef's dream, outfitted with upgraded top-of-the-line appliances, ample stone counter space, and captivating cabinetry. A sizeable pantry allows for



incredible storage opportunities for anything and everything your kitchen needs. Adjacent sits a formal dining room, perfect for hosting gatherings large or small.

For al fresco dining and relaxation, step onto the expansive wrap-around south-facing balcony just off the breakfast eat-in area, offering sweeping views of the manicured grounds. Retreat to the main floor primary bedroom, boasting a private deck and a spa-like 6-piece ensuite with a roll-in shower and dual walk-in closets. Two additional bedrooms, a main floor laundry room, and 2 additional baths complete this level.

Descend to the lower level, where luxury awaits at every turn. Two large bedrooms, a 6-piece bathroom, and a spacious family room provide ample space for leisure and entertainment. A wet bar with a fridge and a large boot room, currently serving as a gym, offer added convenience. The boot room also hosts an additional stacked washer/dryer. The at-grade entry points (patio door plus side man-door) of the lower level lead to two amazing amenities: A Vienna 2-person Canopy Sauna and a Jetsetter Hot Tub.

Upgrades abound, including a state-of-the-art reverse osmosis water system, ensuring every comfort is met. Don't miss your chance to experience country residential living at its finest, just a short drive from Calgary City Limits. Contact your preferred agent to discover the full list of downloadable upgrades and enhancements today and to book your showing!

Built in 2008

Essential Information

MLS® #	A2119194
Price	\$1,650,000
Sold Price	\$1,627,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,856
Acres	3.01
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Split Level
Status	Sold

Community Information

Address	5 Highland Ranch Estates
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y8

Amenities

Parking Spaces	12
Parking	Asphalt, Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Insulated, Parking Pad, Paved, Quad or More Attached, Secured, Workshop in Garage

Interior

Interior Features	Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Electric, Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Garden, Lighting, Storage
Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Wood

Additional Information

Date Listed April 25th, 2024
Date Sold June 1st, 2024
Days on Market 37
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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