

\$2,590,000 - 284017 36 Street W, Rural Foothills County

MLS® #A2121320

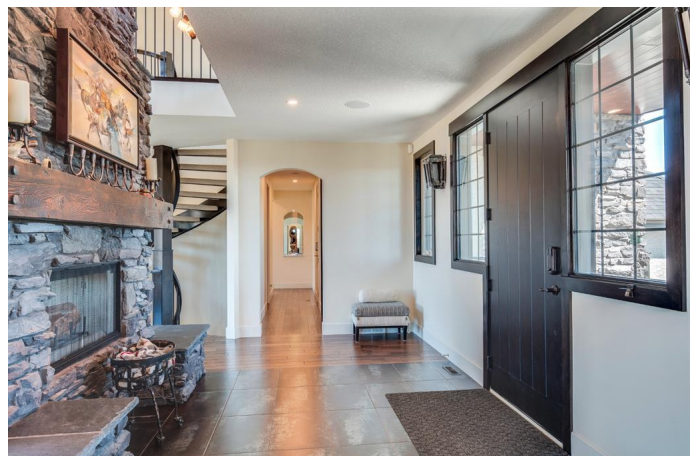
\$2,590,000

6 Bedroom, 5.00 Bathroom, 4,075 sqft

Residential on 39.57 Acres

NONE, Rural Foothills County, Alberta

This gorgeous, one of a kind home, features a custom architectural design set on approximately 40 acres and was built by California Homes. The open concept floor plan feels grand and expansive on entry, but youâ€™ll soon discover it is equally functional and truly designed for living. Endless custom fixtures and built-in details maximise the operation and enjoyment of every space. This grandeur is thanks, in part, to the stunning two-way gas-starter wood-burning FIREPLACE which extends the full height of the 26-foot vaulted ceilings on the main floor and features a wrap-around mantle and slate bench hearth. The chef-inspired KITCHEN area features an oversized curved granite island with ample seating, professional grade appliances, and a large BUTLER'S PANTRY with extra cooking facilities and space to store, prep, and prepare. The KITCHEN is mirrored by a granite bar with built-in cabinetry and the WINE cellar at the opposite end of the main floor. Both spaces open to the outdoors making the entire area an entertainerâ€™s dream. The stunning PRIMARY bedroom and ensuite are anchored by a second 2-way fireplace, custom ceiling lighting, dual walk-through shower with twin heads, heated tiles, a powder room, dual closets, and a private outdoor retreat. With 6 BEDROOMS, 5 BATHROOMS an OFFICE/BEDROOM, a GYM, and a THEATRE room - this home has it all. This home also boasts two oversized DOUBLE ATTACHED GARAGES (one with



access to the BASEMENT), and a huge sweeping paved DRIVEWAY for all your toys and guests! More importantly, the home is surrounded by nature, including a POND a private FORESTED area, and stunning views which can be enjoyed by oversized windows in every space including the lower level with its 10-foot ceilings and walkout access. This home has to be seen to be appreciated, so make sure it is on your list!!

Built in 2017

Essential Information

MLS® #	A2121320
Price	\$2,590,000
Sold Price	\$2,500,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,075
Acres	39.57
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	284017 36 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Parking Spaces	12
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Parking	Asphalt, Driveway, Garage Door Opener, Oversized, Quad or More Attached
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Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
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Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Freezer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Rough-In
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Entrance, Gas Log, Gas Starter, Great Room, Mantle, Stone
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Has Basement	Yes
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Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	Built-in Barbecue, Outdoor Kitchen
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Lot Description	Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Irregular Lot, Many Trees, Views
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 9th, 2024
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Date Sold	May 17th, 2024
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Days on Market	38
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Zoning	AA
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HOA Fees	0.00
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Listing Details

Listing Office	CIR Realty
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