

\$4,968,800 - 290001 16 Street W, Rural Foothills County

MLS® #A2126746

\$4,968,800

5 Bedroom, 6.00 Bathroom, 4,233 sqft

Residential on 109.22 Acres

NONE, Rural Foothills County, Alberta

Welcome to your tranquil luxury retreat, with 180° panoramic mountain views that will leave you breathless. This 6,919 sqft architectural masterpiece embraces the beauty of its surroundings & warmth during all seasons while enjoying any one of your 6 fireplaces (4 woodburning), your lit skating rink or rock firepit with 3 levels of seating. 5 luxurious bedrooms (4 with ensuites), this home ensures the utmost in comfort & privacy. Nestled on 109 acres, this estate fulfills the dreams of equestrian enthusiasts providing the best of both worlds; expansive beauty of the country with the convenience of the city less than 10 mins away—a rare find indeed. High ceilings & large windows flood the home with natural light, creating an ambiance of elegance & grandeur that extends into his/hers offices, gym & formal dining room. The gourmet kitchen features Wolf & Subzero appliances & remains the heart of this home, a central hub for all culinary delights. The spacious primary suite becomes your own private oasis, offering a retreat-like atmosphere with continued views of the mountains from your private deck. The large walk-in closet is a fashionista's dream. As you step into the lower level, you are greeted by a spacious open family room that flows into the games area, complete with pool table. Complimenting the family room is a stunning wet bar, with dishwasher, Subzero fridge/freezer & wine room. The theatre room awaits you, with multi-level seating, creating the ideal setting for family movie night. The



oversized, heated quad garage with dog wash allows plenty of room for your toys. Step outside to the expansive covered decks & soak in the mountain views. The property perimeter is encompassed by approx. 6.5 kms of triple rail fencing (post and rail material cost +/- \$250K) & approx. 11 kms of bridle paths. There are 3 highly functional outbuildings, all built by Integrity Building Products. The heated barn features 4 well-designed 12' x 12' soft stalls (all with automatic waterers) & one that can expand into a foaling stall. There is hot & cold water in the wash bay, a vet room, feed room & tack room. The 36' x 48' hay shed neighbours the horse barn with 120V power & 16' door for easy access to equipment. The massive heated 48' x 80' shop with 240V power, has 3 overhead doors and in-floor heating in the 2p bath, mechanical room, tool room & kitchenette with optimum room for a golf simulator. The upper level mezzanine is roughed in for living quarters, studio or any other future needs. The entire property is fenced & cross-fenced with a round pen & 125' x 250' outdoor sand riding arena, multiple paddocks & pastures with automatic waterers & shelters and 90 acres of land producing hay. Lease out of the land or do it yourself! The farm equipment is also available for purchase which allows for a turn-key operation should you wish. It's more than just a home; it's a lifestyle & a rare opportunity to embrace the finest in luxury living.

Built in 2009

Essential Information

MLS® #	A2126746
Price	\$4,968,800
Sold Price	\$4,550,000
Bedrooms	5

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,233
Acres	109.22
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	290001 16 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Parking	Additional Parking, Driveway, Drive Through, Electric Gate, Front Drive, Garage Faces Side, Heated Garage, Quad or More Attached, Secured
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Interior

Interior Features	Bar, Breakfast Bar, Bookcases, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Oven, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Den, Fire Pit, Gas, Library, Living Room, Outside, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Cleared, Cul-De-Sac, Farm, Few Trees, Front Yard, Lawn, Landscaped, Level, No Neighbours Behind, Pasture, Private, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	November 22nd, 2024
Days on Market	209
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	The Agency Calgary
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