# \$2,999,999 - 40075 299 Avenue E, Rural Foothills County

MLS® #A2190123

### \$2,999,999

6 Bedroom, 6.00 Bathroom, 4,614 sqft Residential on 5.07 Acres

NONE, Rural Foothills County, Alberta

For more info, please click the "More Information" button.

Welcome to an extraordinary blend of modern elegance and countryside charm. Built in 2023, this stunning 6-bedroom, 5.5-bathroom estate offers over 7,200 sq. ft. of meticulously designed living space, nestled on a picturesque 5-acre property. More than just a home, it's a peaceful retreat surrounded by nature, yet conveniently close to Calgary's South Campus hospital, top-rated schools, and urban amenities, offering the perfect balance of serene country living and city convenience. As you enter through natural flat stone pillars, a grand entryway welcomes you into warm and expansive living areas set against the breathtaking backdrop of the Rocky Mountains. The living room features a towering stone fireplace that serves as a centerpiece, while a glass-surround walkway bathes the space in natural light. Telescoping glass doors seamlessly connect indoor and outdoor spaces, making it ideal for entertaining or relaxing with loved ones. The chef's kitchen is the heart of the home, featuring double islands perfect for hosting, high-end appliances including a combination steam oven, and two butler's pantries. These pantries provide ample storage and include access to a hidden workspace and a single garage, adding both functionality and







convenience to the kitchen's design. The main-floor primary suite is a true sanctuary, boasting floor-to-ceiling west-facing windows that frame stunning views. The spa-inspired en-suite includes luxurious stone-accented walls, an oversized soaker tub, and a walk-in shower, while the custom-designed closet caters to a modern lifestyle with ample space and organization. Upstairs, three spacious bedrooms, each with walk-in closets and private bathrooms, provide comfort and privacy for family or guests. A striking glass walkway connects a custom home office and a cozy family room, creating a unique and inviting upper-level retreat. The lower level is designed for both relaxation and activity. Highlights include a home gym with a pro-height basketball hoop, a luxurious steam shower for post-workout relaxation, an additional bedroom, and a versatile flex room that opens directly to the backyard. The outdoor space offers endless possibilities. The expansive backyard is a blank canvas awaiting your visionâ€"whether it's a vibrant garden, a playground, or even space for animals. The property's 5-acre expanse ensures privacy and room to customize. Behind the beauty of this estate lies impeccable functionality. Two mechanical rooms house high-end systems, including advanced A/C, on-demand hot water, and multiple furnaces and boilers, ensuring comfort year-round. Premium finishes, custom flooring, and thoughtful details elevate the home's design. This property is more than a residence - it's a lifestyle. Whether hosting grand gatherings, seeking a tranquil retreat, or making cherished family memories, this estate delivers it all. Don't miss your opportunity to own this incredible country home.

Built in 2023

#### **Essential Information**

MLS® # A2190123 Price \$2,999,999

Bedrooms 6
Bathrooms 6.00
Full Baths 5

Half Baths 1

Square Footage 4,614
Acres 5.07
Year Built 2023

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 40075 299 Avenue E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 4R2

#### **Amenities**

Parking Spaces 10

Parking Double Garage Attached, Parking Pad, Single Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Bidet, Central Vacuum, French Door, Jetted Tub, Recreation

Facilities, Recessed Lighting, Steam Room, Sump Pump(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Water Heater,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Freezer, Garburator, Gas Cooktop, Humidifier,

Warming Drawer, Wine Refrigerator

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant

Cooling Central Air, Sep. HVAC Units

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting, Private Entrance, Barbecue, Covered Courtyard, Electric Grill,

Gas Grill, Playground, Rain Barrel/Cistern(s)

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Other, Views

Roof Asphalt Shingle, Membrane, Mixed

Construction Stucco, Wood Frame, ICFs (Insulated Concrete Forms), Mixed, Stone

Foundation Poured Concrete, Combination, ICF Block, Slab

## **Additional Information**

Date Listed January 24th, 2025

Days on Market 279
Zoning CR

## **Listing Details**

Listing Office Easy List Realty

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