

# \$2,490,000 - 100, 370025 288 Street W, Rural Foothills County

---

MLS® #A2163414

**\$2,490,000**

5 Bedroom, 3.00 Bathroom, 2,207 sqft  
Residential on 14.61 Acres

NONE, Rural Foothills County, Alberta

You can have it all! Excitement builds, as you roll up the drive, to this 14.61 acre park like setting, Look around, no detail has been missed, on this immaculate, 2206 sq ft, geothermal heated and cooled, estate home with walkout basement. Upon entering, you are greeted by wall of stone featuring real log burning fireplace , floor to ceiling walls of windows, that frame in the surrounding rolling foothills and Ware Ridge to the west. The outside really feels like a part of this bright welcoming beauty. Does everyone like to be in your kitchen? The rustic elegance of Reclaimed wood and slate floors, paired with, a Wolfe induction stove, other high-end appliances has plenty of room for the whole family and more. Go upstairs to the vaulted Master bedroom, featuring a huge 7x26 ft deck, walk in closet, and 4 pc Ensuite. Downstairs find roomy entertainment/rec room and 2 separate bedrooms to mention a few of the incredible features in this Country oasis. Sip your coffee, relax, and take in the morning sun and the huge rolling country views from the screened patio living space on the East side. This home is special, but for sure the outside is the feature. How about a 1747 sq ft heated triple garage, with high ceiling, oversized exercise room, 3 pc bath and 325 feet of screened in relaxing space after a invigorating workout. We haven't forgot about your four-legged friends either. Also is



included is an immaculate 3 box stall barn, tack room, hay storage, machine shop, parking, plus 10 paddocks, and 3 horse shelters, but best of all is the connected indoor/outdoor arena. This fully insulated indoor arena is 80x100 ft but open the rolling garage doors and ride right out into a equally large outdoor arena with professional sand footing making it so usable all year around. Water has a 2 gal/min well, 3300-gal underground cistern, peroxide injection, and RO system for drinking water. This fully landscaped, rail fenced, park-like setting, will make you the country envy of all your friends. This is truly a high-end home with nothing to do but move in. Take a look. You can have it all! The List Price includes GST. Please do not enter property without permission

Built in 2005

### **Essential Information**

MLS® #	A2163414
Price	\$2,490,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,207
Acres	14.61
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	100, 370025 288 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T0L 1K0

### Amenities

Utilities	Natural Gas Connected, Electricity Connected, Phone Available
Parking	Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Breakfast Bar, Quartz Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Induction Cooktop
Heating	Natural Gas, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Outdoor Grill, Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Pasture, Private, Sloped Down, Treed, Views, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 6th, 2024
Days on Market	228
Zoning	CR

### Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.