



THE
A-TEAM

**RE/MAX
FIRST**

304075 549 Highway, Rural Foothills County T0L 1K0

MLS® #: **A2055162**

Area: **NONE**

Listing Date: **06/06/23**

List Price: **\$5,950,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Year Built:

2000

Lot Information

Lot Sz Ar:

6,406,369 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

5,156

Low Sqft:

Ttl Sqft:

5,156

DOM

348

Layout

Beds:

6 (5 1)

Baths:

4.5 (4 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Brush, Lawn, Landscaped, Many Trees, Underground Sprinklers, Secluded, Treed
Quad or More Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air, Natural Gas

Sewer:

Septic Field, Septic Tank

Ext Feat:

Dock, Fire Pit, Lighting, Other, Tennis Court(s)

Construction:

Concrete, Post & Beam, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

**Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Microwave, Other, Refrigerator, Satellite
TV Dish, Washer, Window Coverings**

Int Feat:

**Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted
Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Storage, Vaulted Ceiling(s), Wet Bar, Wired for
Data, Wired for Sound**

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

15`11" x 15`11"

Bedroom - Primary

Upper

20`4" x 20`4"

Media Room

Lower

20`4" x 17`11"

Family Room

Lower

20`11" x 20`11"

Breakfast Nook

Main

9`6" x 9`4"

Bedroom

Lower

11`11" x 11`11"

Room

Level

Dimensions

Dining Room

Main

14`11" x 11`11"

Bedroom

Upper

11`11" x 11`11"

Bedroom

Upper

12`11" x 11`11"

Library

Main

10`11" x 16`11"

Great Room

Main

21`11" x 21`11"

Game Room

Lower

14`11" x 11`11"

Bedroom	Upper	14`11" x 10`11"	Den	Main	16`11" x 10`11"
Hobby Room	Lower	13`11" x 13`11"	5pc Ensuite bath	Upper	
3pc Bathroom	Lower		2pc Bathroom	Main	
3pc Bathroom	Main		Mud Room	Main	
Laundry	Main		4pc Bathroom	Upper	
Bedroom	Upper	11`0" x 11`0"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		A			
Legal Desc:		Remarks			
Pub Rmks:		<p>Welcome to the epitome of spacious comfort on this expansive equestrian estate west of Millarville, where lavish luxury living and breathtaking mountain vistas harmoniously blend with a turnkey paradise for the discerning horse aficionado. Set on a remarkable 147.07 acres, this extraordinary estate offers an unparalleled lifestyle. The custom home, spanning 5,173 square feet, is a testament to fine craftsmanship and attention to detail. Step inside to discover cathedral ceilings that create an airy and grand atmosphere while the elegant American Cherry hardwood floors add warmth and richness to the living spaces. The spacious kitchen with dine-in island is bathed in natural light, allowing family meals to be enjoyed while taking in the luscious landscapes. A spacious primary suite offers peace and solitude while in floor heating warms the ensuite and runs throughout the main level. Four fireplaces throughout the home create cozy gathering spots for friends and family. Immerse yourself in the wonders of the night sky with a private rooftop observatory where you can bask fireside in the splendor of a mountain view sunset or simply marvel at the celestial beauty above. Catch the game at your very own sports bar or get into game shape in an exercise room and sports court, there are endless entertainment options for guests. For the horse enthusiast this property provides the ultimate playground. Imagine having your horses right at your back door, with horse stalls available in an indoor heated riding arena set against the backdrop of the Canadian Rockies. The turnkey nature of the equestrian facilities allows for a seamless transition into the equestrian lifestyle. For the hobbyist or craftsman, the inclusion of two heated workshops provides ample space for pursuing your passions and honing your skills. Allow serene moments to wash over you in the shadow of the mountains while relaxing at the water's edge where your guests can appreciate the quiet of a personal cottage. Located minutes from Kananaskis Country, the world famous Spruce Meadows, Bragg Creek & Calgary are a mere 30 minute drive, while the mountains are a quick 60 min trip, allowing for easy access to city amenities from the comfort of the tranquility of the country. Fall in love with the unparalleled beauty of the mountainscapes that surround this property from the wrap around covered deck. Don't compromise, with smart-home systems and Starlink internet connection throughout the house, arena and cottage, it is possible to enjoy modern living amongst rustic backdrops. Whether it's sipping a drink in the evening while taking in the majestic views or exploring the vast natural wonders nearby, this estate provides a remarkable setting for relaxation and rejuvenation. Don't miss the opportunity to own this equestrian haven, where every aspect of luxurious living and equestrian pursuits has been carefully considered. Embrace a lifestyle where horseback riding, stunning views, and loving memories await.</p>			
Inclusions:		Double fridge (mud room), Washer (x2), Dryer (x2), Kitchen Fridge (built in), Electric Double Oven, Gas Cook Top, Dishwasher, Garage Central Vac, Bar Fridge, Bar TV(x2), Home Theatre (90 in. TV), Gym TV, Ping Pong Table, Trampoline, 6 Horse Stalls, Starlink, Window Coverings, Garage Controls			
Property Listed By:		SOTHEBY'S INTERNATIONAL REALTY CANADA			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











