



THE
A-TEAM

**RE/MAX
FIRST**

304075 HIGHWAY 549 W Highway, Rural Foothills County TOL 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 County**
Year Built: **2000**
Lot Information
Lot Sz Ar: **6,406,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,521**
Low Sqft:
Ttl Sqft: **5,521**

DOM

669
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: **Backs on to Park/Green Space, Brush, Lawn, Landscaped, Many Trees, Underground Sprinklers, Secluded, Treed**
Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	22`7" x 21`3"	Dining Room	Main	15`8" x 20`2"
Bedroom - Primary	Upper	19`2" x 17`5"	Bedroom	Upper	14`3" x 13`7"
Media Room	Lower	13`11" x 19`11"	Bedroom	Upper	14`9" x 23`7"
Exercise Room	Lower	18`0" x 23`2"	Library	Main	14`8" x 16`9"
Great Room	Main	23`5" x 27`8"	Bedroom	Lower	16`2" x 13`10"
Game Room	Lower	23`10" x 42`7"	Bedroom	Upper	12`4" x 12`10"

Foyer	Main	10`7" x 15`1"	Hobby Room	Lower	14`4" x 15`1"
5pc Ensuite bath	Upper		3pc Bathroom	Lower	
2pc Bathroom	Main		3pc Bathroom	Main	
Mud Room	Main	7`1" x 23`7"	Laundry	Main	16`2" x 10`2"
4pc Bathroom	Upper		Bedroom	Upper	14`11" x 14`8"
Breakfast Nook	Main	14`6" x 11`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A**
 Legal Desc:

Remarks

Pub Rmks: **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 5,521.06 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.**

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: **Sotbeby's International Realty Canada**

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











