



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250040 DYNASTY Drive, Rural Foothills County T0L0X0**

MLS® #: **A2111737** Area: **DeWinton Heights** Listing Date: **03/02/24** List Price: **\$2,490,000**  
Status: **Active** County: **Foothills County** Change: **-\$100k, 01-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County** Finished Floor Area  
Year Built: **2012** Abv Sqft: **5,976**  
Lot Information Low Sqft:  
Lot Sz Ar: **295,772 sqft** Ttl Sqft: **5,976**  
Lot Shape:

Access:  
Lot Feat: **Cul-De-Sac,Pasture,Sloped,Views**  
Park Feat: **Heated Garage,Quad or More Attached**

DOM

**78**  
Layout  
Beds: **7 (5 2 )**  
Baths: **6.5 (6 1)**  
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Balcony**

Construction: **See Remarks,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,See Remarks,Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Bookcases,Chandelier,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 18`10"
Kitchen	Main	18`9" x 17`6"
Kitchen	Main	14`7" x 13`7"
Breakfast Nook	Main	21`0" x 13`6"
Foyer	Main	11`10" x 15`0"
3pc Ensuite bath	Main	10`1" x 9`7"

Room	Level	Dimensions
Dining Room	Main	17`0" x 15`1"
Family Room	Main	20`7" x 19`6"
Bedroom	Main	24`3" x 14`0"
Office	Main	17`11" x 14`0"
Mud Room	Main	22`1" x 11`7"
3pc Bathroom	Main	8`1" x 6`9"

2pc Bathroom	Main	6`9" x 3`10"	Bedroom - Primary	Second	19`9" x 17`2"
5pc Ensuite bath	Second	13`11" x 18`0"	Loft	Second	13`6" x 18`11"
Bedroom	Second	19`9" x 14`2"	Bedroom	Second	11`11" x 14`1"
Bedroom	Second	13`7" x 14`11"	Laundry	Second	6`2" x 8`10"
3pc Ensuite bath	Second	6`2" x 5`11"	4pc Bathroom	Second	4`11" x 10`6"
4pc Ensuite bath	Second	7`10" x 5`1"	Walk-In Closet	Second	18`10" x 19`10"
Game Room	Lower	20`6" x 17`2"	Exercise Room	Lower	16`4" x 14`6"
Kitchen	Lower	14`8" x 13`5"	Game Room	Lower	43`4" x 23`0"
Bedroom	Lower	14`3" x 13`11"	Bedroom	Lower	14`6" x 13`5"
Other	Lower	14`10" x 14`1"	Other	Lower	23`3" x 17`0"
Storage	Lower	8`10" x 10`10"	Furnace/Utility Room	Lower	15`4" x 13`5"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	CR				
Legal Desc:	0812080	Remarks			

Pub Rmks:	<p>Welcome to De Winton Heights! Step into luxury living with this exquisite 2-story estate sprawling over 6.79 acres, offering unparalleled views of the city and mountains, with in a short drive to Strathcona-Tweedsmuir School. As you arrive, you're greeted by a grand circular driveway and secure gates, setting the tone for the elegance within. With over 9000 sq. ft. of living space, this home boasts 7 bedrooms, 4 with private ensuites, and 3 kitchens, making it perfect for hosting guests or extended family. Floor-to-ceiling windows flood the interior with natural light, highlighting the formal living and dining areas, adorned with built-ins, a gas fireplace, and cathedral ceilings in the great room. Throughout the home, you'll find a mix of luxurious carpet, marble, and hardwood flooring. The chef's kitchen is a culinary masterpiece, featuring a beautiful granite island, stainless steel appliances, and a charming breakfast nook. Additional features include a family room, summer kitchen, main floor guest suite with ensuite, and a convenient office space. Upstairs, the primary bedroom suite offers a tranquil retreat with a spacious walk-in dressing room, fireplace, and a lavish 5-piece ensuite. The upper level also boasts a sprawling bonus room and three additional bedrooms with ensuite bathrooms, providing ample space for relaxation and privacy. The fully developed walkout basement is an entertainment haven, complete with two bedrooms, a 4-piece bath, bar, games and rec room, exercise room, and a sprawling media room. Outside, the heated 5-car garage includes RV parking, ensuring plenty of space for all your vehicles and toys. Don't miss out on the opportunity to experience luxury living in the charming Hamlet of De Winton. Contact your Realtor today to schedule a private viewing of this spectacular home.</p> <p>Inclusions: Property Listed By: 2 additional fridges, electric and gas stoves, 2 additional hood fans, gate remotes, 2 additional dishwashers, Royal LePage Mission Real Estate</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















