



THE
A-TEAM

**RE/MAX
FIRST**

264390 FORESTRY TRUNK Road, Rural Rocky View County T4C 1B7

MLS® #: **A2119003**

Area: **NONE**

Listing Date: **04/08/24**

List Price: **\$5,880,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2004**

Lot Information

Lot Sz Ar: **2,757,783 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **5,228**
Low Sqft:
Ttl Sqft: **5,228**

Landscaped,Pasture,Treed

Additional Parking,Driveway,Gated,Quad or More Attached,RV Access/Parking,Workshop in Garage

DOM

257

Layout

Beds: **4 (2 2)**
Baths: **4.0 (3 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor,Hot Water,Natural Gas,See Remarks**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Private Entrance,Private Yard,RV Hookup**

Construction: **Stone,Stucco**
Flooring: **Carpet,Concrete**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Freezer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,Pantry,Wet Bar,Wired for Data,Wired for Sound**

Utilities: **Electricity Connected,Natural Gas Connected,Phone Available,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	27`0" x 19`2"	Dining Room	Main	14`4" x 14`0"
Living Room	Main	27`0" x 22`0"	Other	Main	15`2" x 11`9"
Foyer	Main	9`5" x 9`0"	Bonus Room	Upper	46`6" x 29`0"
Office	Main	18`2" x 13`6"	Game Room	Basement	29`9" x 22`0"
Other	Basement	33`4" x 21`6"	Laundry	Main	14`2" x 7`5"

Media Room	Basement	18`10" x 16`9"	Bedroom - Primary	Main	21`0" x 19`9"
Bedroom	Main	16`2" x 11`4"	Bedroom	Basement	16`3" x 12`5"
Bedroom	Basement	16`7" x 12`5"	2pc Bathroom	Main	6`0" x 4`6"
3pc Bathroom	Main	8`2" x 5`5"	6pc Ensuite bath	Main	19`6" x 12`8"
4pc Bathroom	Basement	9`10" x 9`3"	2pc Bathroom	Basement	7`9" x 3`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-SML p8.1**
 Legal Desc: **9911691**

Remarks

Pub Rmks: **Wildcat Views is a spectacular 63 acre estate located at the gateway to the Canadian Rockies. Nestled along the base of the foothills, this luxury residence is minutes from Cochrane & Ghost Lake, offering an incomparable lifestyle with dedicated spaces for leisure & relaxation. With over 9100 sq. ft. of developed living space, the main residence boasts an elevated western style with rich finishing, an intelligent layout and welcoming presence. As you arrive at this sophisticated country home, the circular driveway allows your guests to pull up to the solid front door, covered porch and dramatic double sided fireplace where they enter the spacious foyer looking straight through to the majestic Wildcat Hills. With polished concrete floors throughout the primary living spaces, the quality craftsmanship & solid construction is evident at every turn. Designed for those who love to entertain, the open plan allows you to enjoy breathtaking views and a seamless integration of indoor/outdoor living. From the chef's kitchen with its massive island and gourmet appliances, walk out to the covered deck with drop down Phantom screens to enjoy the warmth of the gas fireplace and overhead heater while taking in the splendor and tranquility of the gorgeous surroundings. The principle suite is a fully self contained oasis with a custom made king bed, fireplace, spacious walk-in closet, private laundry and spa bathroom with wall hung vanity, built-ins flanking the bath tub and steam shower. At the opposite end of the main level is a wonderful guest suite with private sitting area, bedroom, bathroom and dedicated entrance. Off of the quadruple attached garage is a large & practical laundry room, tech desk, and self contained pantry. This area is the perfect space to keep your family organized and clutter free with ample built ins, washer, dryer and steam cabinet. Above the garage is a 1070 square foot gym with cork flooring and mountain views that could also be used as a studio or hobby room. The walkout basement level is all about fun with an awesome bar, pool table, fireplace, theatre room with starlight ceiling and drop down screen, two large guest rooms with adjacent bathroom and a mud room with lower level access, dog wash and third laundry room. Relax and recharge in the fully enclosed cedar clad pool area. With a recessed hot tub, swim jets and LED lighting, this is a luxurious escape in the comfort of your own home. For those seeking further indulgence, a nearby steam room and separate shower await. Outside a second incredible structure houses a 45' x 39' shop with in-floor heat, handsome 6 stall dream barn with dutch doors and heated 78'x78' indoor riding arena. The 'Saloon' above the barn is the ultimate cowboy escape with mezzanine deck overlooking the arena, fireplace, wine fridge, dishwasher and 4 pc. bath perfect for hosting guests & private events. This is one of Southern Alberta's most sophisticated rural properties that must be seen to be appreciated.**

Inclusions: **Compressor & pressure washer in Shop(negotiable), All cabinetry in shop, TV in loft Barn: all stalls and mounted Saddle racks, Arena mounted heater, 4 standard size horse shelters, 3 mini horse shelters, dog house with power, 2 fuel tanks, Phantom screens on Patio & Patio Radiant Heater, Steel Fire pit and concrete benches**

Property Listed By: **CIR Realty**

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











