



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2169644**      Area: **DeWinton Heights**      Listing Date: **10/01/24**      List Price: **\$2,200,000**  
 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: **2012**  
Lot Information  
 Lot Sz Ar: **295,772 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac,Sloped,Views**  
 Park Feat: **Quad or More Attached**

Finished Floor Area  
 Abv Sqft: **6,014**  
 Low Sqft:  
 Ttl Sqft: **6,014**

DOM

**81**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **7.5 (7 1)**  
 Style: **2 Storey,Acreage with Residence**  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Tank**  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Bar,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 18`11"
Family Room	Main	24`0" x 19`6"
Spice Kitchen	Main	14`6" x 13`7"
Bedroom	Main	24`3" x 13`11"
Mud Room	Main	22`1" x 11`8"
3pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	16`10" x 14`9"
Kitchen	Main	15`3" x 15`7"
Breakfast Nook	Main	17`3" x 13`6"
Den	Main	17`11" x 14`0"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`11" x 17`2"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 14`10"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 14`2"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>19`9" x 14`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`3" x 19`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>43`5" x 22`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`7" x 17`2"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>14`9" x 13`6"</b>
<b>Media Room</b>	<b>Basement</b>	<b>23`2" x 17`2"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>14`10" x 14`6"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>14`10" x 14`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 13`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 13`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0812080

Zoning: CR

Remarks

Pub Rmks: **Luxurious Country Estate located 10 minutes from South Calgary and 20 minutes from downtown, offering over 9,000 sq ft of exquisite living space on a scenic 7-acre lot. This expansive home features 7 bedrooms + Den, 7.5 bathrooms, including 5 en-suites , and two master suites—one conveniently located on the main floor, ideal for accommodating extended family or elderly guests. Upon entry, you are greeted by soaring ceilings and a dramatic open foyer with a timeless curved staircase. Recently renovated, the home exudes elegance with detailed coffered ceilings, classic cove moldings, new tile, and engineered hardwood flooring throughout the main floor. The upgraded lighting features stunning chandeliers, while the fresh, modern paint tones enhance the overall luxury. The 3,355 sq ft main floor is perfect for both family living and entertaining. It includes a formal dining room, two spacious living rooms, and a dual kitchen setup with a full Butler kitchen adjacent to the main kitchen—making meal preparation for large gatherings effortless. Additionally, the main floor features a large office and the first of two master suites, complete with an en-suite bathroom. The upper floor houses four generously sized bedrooms, each with its own en-suite bathroom, and a cozy library. The upper-level master suite offers panoramic mountain views from a private terrace and boasts a spectacular 19x17 dressing room. This dream closet features a large center island, a makeup vanity with built-in lighting, and plenty of storage for clothing, shoes, and accessories. The fully developed walk-out basement is a recreational paradise. It includes a state-of-the-art theater room, a massive recreation room with a full-sized bar, a home gym, and three additional bedrooms. The basement also features a fully equipped illegal suite with a wet bar and separate entrance, offering privacy for guests or extended family. For car enthusiasts, the property includes a 63x29 ft 7-car garage, along with an RV bay that accommodates a 30+ ft motor coach. The expansive main floor deck and two balconies provide sweeping views of the Rocky Mountain foothills and city skyline. Designed for multi-generational living, this estate offers flexibility with two master suites, including one on the main floor. The walk-out basement's illegal suite provides further accommodation options. With luxurious amenities and proximity to the city, this estate home is the perfect retreat for families who love to entertain and need ample space for all. **\*\*CITY ASSESSMENT CAME IN AT \$2,857,000\*\*****

Inclusions: n/a  
 Property Listed By: RE/MAX Real Estate (Central)

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











