



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178068 112 Street, De Winton T0L0X0**

MLS® #: **A2176937**

Area: **NONE**

Listing Date: **11/19/24**

List Price: **\$18,900,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **De Winton**  
Year Built: **2009**

Finished Floor Area

Abv Sqft: **10,628**

Low Sqft:

Ttl Sqft: **10,628**

Lot Information

Lot Sz Ar: **2,396,235 sqft**

Lot Shape:

DOM

**14**

Layout

Beds: **5 (3 2 )**

Baths: **8.5 (7 3)**

Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Open Lot, Private, See Remarks, Waterfall Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue, BBQ gas line, Built-in Barbecue, Fire Pit, Garden, Lighting, Private Yard, Storage**

Construction:

**Composite Siding, Stone, Stucco**

Flooring:

**Carpet, Granite, Hardwood, See Remarks, Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator**

Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Elevator, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`9" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>29`5" x 33`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 16`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>30`11" x 33`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 5`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>12`10" x 12`4"</b>

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>16`6" x 19`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>14`6" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>33`9" x 18`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>22`8" x 22`8"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>21`1" x 22`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 6`0"</b>

Walk-In Closet	Second	7`0" x 5`5"	Bedroom	Second	11`3" x 13`11"
Kitchen	Second	9`0" x 13`10"	Pantry	Second	8`2" x 5`6"
Living Room	Second	24`7" x 32`8"	Balcony	Second	36`8" x 5`4"
Laundry	Second	3`0" x 5`10"	Bedroom	Second	13`11" x 11`7"
Walk-In Closet	Second	4`11" x 7`3"	4pc Ensuite bath	Second	9`6" x 5`11"
Family Room	Second	17`10" x 21`2"	Game Room	Second	29`9" x 21`6"
Balcony	Second	12`3" x 18`2"	3pc Bathroom	Second	14`4" x 8`5"
Kitchen	Second	15`7" x 19`4"	Laundry	Lower	9`2" x 8`4"
2pc Bathroom	Lower	4`6" x 5`3"	Storage	Lower	11`4" x 4`6"
Bedroom	Basement	17`7" x 15`7"	Walk-In Closet	Basement	4`11" x 5`10"
4pc Ensuite bath	Basement	11`3" x 6`2"	Bedroom	Basement	17`8" x 15`8"
Walk-In Closet	Basement	4`10" x 6`10"	4pc Ensuite bath	Basement	6`2" x 12`2"
Flex Space	Basement	14`11" x 32`0"	Laundry	Basement	5`3" x 6`11"
Nook	Basement	12`4" x 10`3"	Family Room	Basement	24`11" x 21`9"
Wine Cellar	Basement	9`9" x 4`4"	2pc Bathroom	Basement	9`6" x 8`3"
Office	Basement	16`4" x 18`10"	Game Room	Basement	35`0" x 19`3"
3pc Bathroom	Basement	10`10" x 13`3"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **A**  
Legal Desc: **9913067**

Remarks

Pub Rmks: **Welcome to the Hideaway, where elegance, privacy, and unrivalled luxury converge. This 55acre sanctuary is a masterpiece of design and craftsmanship, offering an exceptional living experience. Boasting a remarkable 15,000+ sqft interior space, this residence redefines modern luxury, presenting a rare opportunity for the discerning buyer. The architectural vision of Abugov Kaspar, celebrated for iconic projects worldwide, is showcased in every detail of this custom home. As you approach this grand estate, you are greeted by gated entry and driveway that leads to a dream property! The landscaped grounds showcase water features, gardens and trees. Stepping through the impressive double French doors, you are welcomed by a beautiful entry leading into an open-concept living area that embodies timeless elegance. Italian tile floors, exquisite hardwood finishes, and soaring ceilings.The home is designed for both grand entertaining and intimate family living. The gourmet kitchen is a chef's dream, featuring top-of-the-line Wolf and Sub-Zero appliances, a massive central island with granite and leather countertops with a pop up TV. A spacious butler's pantry offers additional storage and preparation space, ensuring effortless entertaining and a refrigerator. Adjacent, the formal dining room complete with views of the estate's landscaped gardens from the beautiful balcony. The balcony which is equipped with a sub zero barbecue kitchen overlooks a future swimming pool and fire pit area!. The master suite offers luxury and privacy encompassing a private sitting room, expansive windows that frame stunning views of the property, and a spa-inspired ensuite. This ensuite features a jetted tub, oversized rain shower, and a walk-in closet reminiscent of a high-end boutique. With a total of nine fireplaces spread throughout the home, each space exudes warmth and charm. The ten bathrooms are strategically designed to offer maximum convenience and privacy for all residents and guests.Downstairs, the fully finished lower level is equally impressive. The natural light coming through the glass doors which lead to the future pool area creates a perfect environment for family time and hosting! You will find a bar, seating areas and two additional ensuite bedrooms. A flex space currently used as a fitness room completes the space, catering to all your wellness needs without leaving the property.This estate is a dream for equestrian enthusiasts. The professional-grade horse stables, complete with individual stalls, tack rooms, and a dedicated riding arena, set the stage for riding, training, and equestrian pursuits. The extensive grounds offer both natural beauty and functionality, featuring paddocks, trails, and lush green spaces for your horses to roam freely.Additional Features: Property Manager home (2bedroom, 1 bath, kitchen, living area + garage) Car enthusiast Garage, Smart technology home, elevator, equipment and storage garage, hay barn. Turnkey home offered with luxurious furnishing Additional Appliances: Hidden Pop-Up TV, Wolf BBQ Kitchen, 2 Refrigerators, 5 cooling Drawers, 4 Wine coolers , Mini Fridge, 2 Dishwashers, Microwave, Double Oven, Counter Electric Stove. (full appliance list available)**

Inclusions:

Property Listed By: **eXp Realty**

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











